



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Middletown Township	COUNTY	Monmouth
COAH REGION	4	PLANNING AREA(S)	PA-1, PA-5
SPECIAL RESOURCE AREA(S)			
PREPARER NAME	Jason A. Greenspan, Pp, Aicp	TITLE	Director of Planning
EMAIL	Jgreensp@Middletownnj.Org	PHONE NO.	732-615-2000 ext. 2209
ADDRESS	1 Kings Highway Middletown, Nj 07748	FAX NO.	732-615-2103
MUNICIPAL HOUSING LIAISON	Jason A. Greenspan	TITLE	Director of Planning
EMAIL	Jgreensp@Middletownnj.Org	PHONE NO.	732-615-2000 x. 2209
ADDRESS	1 Kings Highway Middletown, Nj 07748	FAX NO.	732-615-2103

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	COAH	JOC	N/A
First Round	3/14/1994		<input type="checkbox"/>
Second Round			<input checked="" type="checkbox"/>
Extended Second Round			<input checked="" type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☒ Yes ☐ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: 5:97-4.3 Bedroom Distribution

# **FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input checked="" type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: <u>5/21/2007</u> Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

## **FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed  
Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 9 to 15    ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of residents

☒ Yes, Page Number: 6 to 17    ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 16 to 17    ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.  
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 18 to 20      ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 18 to 20      ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 31      ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)      ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: \_\_\_\_\_      ☒ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/coah/planningtools/gscalculators.shtml](http://www.nj.gov/dca/coah/planningtools/gscalculators.shtml))

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 24 to 35

☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete) ☒ Not Applicable

Petition date: \_\_\_\_\_

Endorsement date: \_\_\_\_\_

<sup>1</sup> Information available through the U.S. Census Bureau at

[http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at

<http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		<u>Need</u>
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>154</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	<u>0</u>
		<u>Need</u>
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>1561</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	<u>0</u>
	<input type="radio"/> 1000 Unit Cap Adjustment	<u>0</u>
4	Total Prior Round Adjustments	<u>0</u>
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	<u>1561</u>
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>0</u>
6	Realistic Development Potential(RDP) <sup>1</sup>	<u>0</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/coah/planningtools/gscalculators.shtml](http://www.nj.gov/dca/coah/planningtools/gscalculators.shtml).

The applicable workbook has been completed and is attach to this application as Exhibit \_\_\_\_\_.

### Line      ○ *Required 2004-2018 COAH Projections and Resulting Projected Growth Share*

Household Growth (From Appendix F)	<u>1149</u>	Employment Growth (From Appendix F)	<u>3731</u>
Household Growth After Exclusions (From Workbook A)	<u>0</u>	Employment Growth After Exclusions (From Workbook A)	<u>3731</u>
Residential Obligation (From Workbook A)	<u>0.00</u>	Non-Residential Obligation (From Workbook A)	<u>233.20</u>
7	Total 2004-2018 Growth Share Obligation		<u>233.20</u>

### ○ *Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share*

Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____
8	Total 2004-2018 Projected Growth Share Obligation		_____

### ○ *Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share*

Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____
9	Total 2004-2018 Growth Share Obligation		_____
10	<b>Total Fair Share Obligation</b> (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)		<u>1948.20</u>

## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>154</u>
Less: Rehabilitation Credits	<u>28</u>		<u>28</u>
Rehab Program(s)		<u>126</u>	<u>126</u>
<b>Remaining Rehabilitation Share</b>			<u>0</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>1561</u>
Less: Vacant Land Adjustment (If Applicable)			
(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):			
Unmet Need			
RDP			
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)		<u>32</u>	<u>32</u>
Credits without Controls	<u>101</u>		<u>101</u>
Inclusionary Development/Redevelopment	<u>137</u>	<u>155</u>	<u>292</u>
100% Affordable Units	<u>275</u>		<u>275</u>
Accessory Apartments	<u>29</u>		<u>29</u>
Market-to-Affordable			
Supportive & Special Needs	<u>17</u>	<u>8</u>	<u>25</u>
Assisted Living			
RCA Units previously approved	<u>500</u>		<u>500</u>
Other	<u>12</u>		<u>12</u>
Prior Round Bonuses	<u>132</u>	<u>163</u>	<u>295</u>
<b>Remaining Prior Round Obligation</b>			<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			
Less: Mechanisms addressing Growth Share			
Inclusionary Zoning		<u>159</u>	<u>159</u>
Redevelopment			
100% Affordable Development			
Accessory Apartments		<u>23</u>	<u>23</u>
Market-to-Affordable Units		<u>10</u>	<u>10</u>
Supportive & Special Need Units		<u>10</u>	<u>10</u>
Assisted Living: post-1986 Units			
Other Credits		<u>159</u>	<u>159</u>
Compliance Bonuses			
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses		<u>47</u>	<u>47</u>
<b>Growth Share Total</b>		<u>408</u>	<u>408</u>
<b>Remaining (Obligation) or Surplus</b>		<u>175</u>	<u>175</u>

## PARAMETERS<sup>1</sup>

<b>Prior Round 1987-1999</b>			
RCA Maximum	500	RCA's Included	500
Age-Restricted Maximum	264	Age-Restricted Units Included	240
Rental Minimum	357	Rental Units Included	564

<b>Growth Share 1999-2018</b>			
Age-Restricted Maximum	59	Age-Restricted Units Included	0
Rental Minimum	59	Rental Units Included	174
Family Minimum	174	Family Units Included	351
Very Low-Income Minimum <sup>2</sup>	30	Very Low-Income Units Included	47

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/coah/planningtools/checklists.shtml](http://www.nj.gov/dca/coah/planningtools/checklists.shtml).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>Municipal Progra</u>	<u>Completed</u>	<u>Owner-Occupied</u>	<u>On File</u>
2. <u>Municipal Progra</u>	<u>Proposed</u>	<u>Owner-Occupied</u>	<u>On File</u>
3. <u>Municipal Progra</u>	<u>Proposed</u>	<u>Both</u>	<u>On File</u>

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
1. Avaya/Four Ponds	<u>Inclusionary Zoning</u>	<u>Proposed</u>	<u>75</u>	<u>75</u>	<u>0</u>	—
2. Mountain Hill	<u>Inclusionary Zoning</u>	<u>Proposed</u>	<u>80</u>	<u>80</u>	<u>0</u>	—
3. Harmony Glen	<u>Inclusionary Zoning</u>	<u>Proposed</u>	<u>18</u>	<u>18</u>	<u>0</u>	—
4. Park Ferry/Aha	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>6</u>	<u>6</u>	<u>0</u>	—
5. Village @ Chapel Hill	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>30</u>	<u>30</u>	<u>0</u>	—
6. Regency Park	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>16</u>	<u>16</u>	<u>0</u>	—
7. Beacon Place	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>28</u>	<u>28</u>	<u>0</u>	—
8. Conifer	<u>100% Affordable</u>	<u>Completed</u>	<u>180</u>	<u>180</u>	<u>180</u>	—
9. Lufman Pavillion	<u>100% Affordable</u>	<u>Completed</u>	<u>60</u>	<u>60</u>	<u>60</u>	—
10. Supportive Housing	<u>Supportive</u>	<u>Completed</u>	<u>12</u>	<u>3</u>	<u>0</u>	—
11. Supportive Housing	<u>Supportive</u>	<u>Proposed</u>	<u>13</u>	<u>2</u>	<u>0</u>	—
12. Accessory Apartments	<u>Accessory Apartment</u>	<u>Completed</u>	<u>29</u>	<u>29</u>	<u>0</u>	—
13. Residential Over Commercial	<u>Accessory Apartment</u>	<u>Proposed</u>	<u>12</u>	<u>12</u>	<u>0</u>	—
14. Scattered Sites	<u>Municipally Sponsored</u>	<u>Proposed</u>	<u>4</u>	<u>0</u>	<u>0</u>	—
15. Scattered Sites	<u>Municipally Sponsored</u>	<u>Completed</u>	<u>19</u>	<u>0</u>	<u>0</u>	—
Subtotal from any additional pages used				<u>979</u>		
Total units (proposed and completed)				<u>1561</u>		
Total rental				<u>564</u>		
Total age-restricted				<u>240</u>		
Total very-low				—		
Total bonuses				<u>295</u>		

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
1. Laurel Greene	Inclusionary Zoning	<u>Completed</u>	<u>24</u>	<u>0</u>	<u>0</u>	—
2. Browns Landing	Inclusionary Zoning	<u>Proposed</u>	<u>2</u>	<u>0</u>	<u>0</u>	—
3. Cottage Gate	Inclusionary Zoning	<u>Proposed</u>	<u>13</u>	<u>0</u>	<u>0</u>	—
4. Wallace Tract/Aha	<u>100% AFFORDABLE</u>	<u>Proposed</u>	<u>12</u>	<u>5</u>	<u>0</u>	—
5. Prior Cycle Credits	<u>PRIOR CYCLE</u>	<u>Completed</u>	<u>133</u>	<u>0</u>	<u>0</u>	—
6. RCA's	<u>PCA</u>	<u>Completed</u>	<u>500</u>	<u>0</u>	<u>0</u>	—
7. Beacon Place Rental Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>28</u>	<u>0</u>	<u>0</u>	—
8. Regency Park Rental Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>16</u>	<u>0</u>	<u>0</u>	—
9. Chapel Hill Rental Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>30</u>	<u>0</u>	<u>0</u>	—
10. Park Ferry Rental Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>6</u>	<u>0</u>	<u>0</u>	—
11. Harmony Glen Rental Bonus	<u>Rental Bonus</u>	<u>Proposed</u>	<u>18</u>	<u>0</u>	<u>0</u>	—
12. Avaya Rental Bonus	<u>Rental Bonus</u>	<u>Proposed</u>	<u>75</u>	<u>0</u>	<u>0</u>	—
13. Mountain Hill Rental Bonus	<u>Rental Bonus</u>	<u>Proposed</u>	<u>80</u>	<u>0</u>	<u>0</u>	—
14. Supportive Housing Rental Bonus	<u>Rental Bonus</u>	<u>Proposed</u>	<u>25</u>	<u>0</u>	<u>0</u>	—
15. Other Bonus (Wallace & Elgohail)	<u>Rental Bonus</u>	<u>Proposed</u>	<u>17</u>	<u>0</u>	<u>0</u>	—

Subtotal from any additional pages used 582

Total units (proposed and completed) 1561

Total rental 564

Total age-restricted 240

Total very-low

Total bonuses 295

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
16. Schwartz/Taylor Lane	Site Specific Zoning	Proposed	96	96	96	0	—
17. Schwartz/Taylor Lane Rental Bonus	Rental Bonus	Proposed	37	0	0	0	—
18. Steiner & Frustacci	Growth Share Zoning	Proposed	35	0	35	0	—
19. Meadowview	Site Specific Zoning	Proposed	9	0	9	0	—
20. 199 Laurel Assoc	Growth Share Zoning	Proposed	9	0	9	0	—
21. Atlantic Pier	Growth Share Zoning	Proposed	8	0	8	0	—
22. Stavola (Chapel Hill Rd)	Growth Share Zoning	Proposed	2	0	2	0	—
23. Accessory Apartments	Accessory Apartment	Proposed	23	23	23	0	—
24. Market To Affordable	Market to Affordable	Proposed	10	0	10	0	—
25. Supportive Housing	Special Needs	Proposed	10	1	0	0	—
26. Supportive Housing Rental Bonus	Rental Bonus	Proposed	3	0	0	0	—
27. Municipally Sponsored	Municipally Sponsored	Proposed	137	7	137	0	—
28. Municipally Sponsored Rent. Bonus	Rental Bonus	Proposed	7	0	0	0	—
29. Residential Over Commercial	Site Specific Zoning	Proposed	22	22	22	0	—
30.							
Subtotal from any additional pages used				Total units (proposed and completed)			
Total family units			351	Total rental units			408
Total age-restricted units			0	Total family rental units			174
Total Supportive/Special Needs units			1	Total very-low units			174
Total Special Needs bedrooms			10	Total bonuses			30
							47
				Please add additional sheets as necessary.			

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

### AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)

1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☒ Yes, Bank Name TD Bank

(Choose account type) ☒ Separate interest-bearing account

☐ State of New Jersey cash management fund

☐ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

### DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☒ Yes,

☒ Adopted OR ☒ Proposed

☐ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: January 11, 1995

- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☒ Yes, Ordinance Number 2006-2850, 2851 Adopted on February 6, 2006

☐ No (Skip to the next category; Payments-in-Lieu)

- If yes, is the amended ordinance included with your petition?

☒ Yes

☐ No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml)? If yes, skip to question 5.

☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of \_\_\_\_% and a Non-residential fee of 2.5 %

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (Note: **must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$ \_\_\_\_\_

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

■ If yes, what kind of assistance is offered?

Down Payment Assistance & assistance towards one month's rent for the 1<sup>st</sup> year of tenancy.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

■ Has an affordability assistance program manual been submitted? ☐ Yes ☐ No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?

☐ Yes ☒ No (Skip to the next category; Barrier Free Escrow)

2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (Optional)

☐ Yes (attach applicable checklist)

☐ No (identify possible mechanisms on which payment in-lieu will be expended in narrative section of plan.)

3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (Optional)

☐ Yes (indicate ordinance section) \_\_\_\_\_

☐ No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?

☐ Yes ☒ No

2. Does the municipality anticipate collecting any other funds for affordable housing activities?

☐ Yes (specify funding source and amount) \_\_\_\_\_

☐ No

### SPENDING PLANS (N.J.A.C. 5:97-8.10)

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)  
☒ Yes      ☐ No
2. Does the Spending Plan follow the Spending Plan model updated October 2008 and available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☐ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### Information and Documentation

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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## AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 *et seq.*)

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☒ Yes      ☐ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/coah/round3resources.shtml](http://www.nj.gov/dca/coah/round3resources.shtml) ?      ☒ Yes      ☐ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

### Required Information and Documentation

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

### AFFORDABLE HOUSING ADMINISTRATION (As Applicable)

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

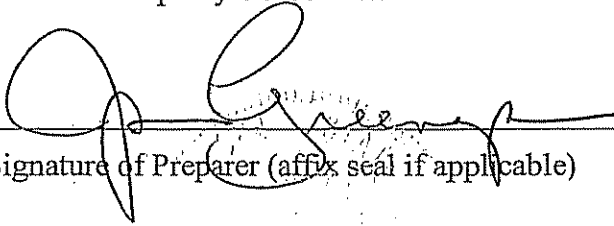
- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## CERTIFICATION

I, JASON GREENSPAN, have prepared this petition application for substantive certification on behalf of THE TOWNSHIP OF WOODBURY. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

  
Signature of Preparer (affix seal if applicable)

12/30/08  
Date

DIRECTOR OF PLANNING  
Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

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## REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Program Name: Middletown Township Housing Improvement Program

Number of proposed units to be rehabilitated: 126

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### Information and Documentation Required with Petition

- ☒ Determination of Rehabilitation Share
- ☒ Accept number in N.J.A.C. 5:97 – Appendix B; OR
- ☐ Exterior Housing Survey conducted by the municipality
- ☒ Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☒ Documentation demonstrating the source(s) of funding
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### Information and Documentation Required Prior to Substantive Certification

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☒ Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- ☐ Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## Rehabilitation Narrative Section

CDBG Entitlement Community: 1. As a CDBG entitlement community that receives an annual formula grant directly from HUD, Middletown will continue to administer its Home Improvement Program (HIP) by rehabilitating between 10-15 substandard owner-occupied housing units per year. The Township's annual entitlement ranges between \$285,000 to \$330,000. This grant will facilitate the rehabilitation of a minimum 100 units. The Township's Home Rehabilitation Program has been in place for over 30 years.

Neighborhood Preservation: The Township was recently awarded a Neighborhood Preservation Program (NPP) grant from the Department of Community Affairs. This grant will provide up to \$525,000 over a five year period with the principal goal of rehabilitating substandard housing stock in the North Middletown neighborhood. The NPP Program will provide funds to rehabilitate renter-occupied units as well as owner-occupied housing units. This grant will facilitate the rehabilitation of between 40 -50 units between 2008 and 2012.

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**TOWNSHIP OF MIDDLETOWN  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
HOUSING REHABILITATION PROGRAM APPLICATION**



The Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program provides Middletown with resources to help rehabilitate owner-occupied, single-family homes throughout the Township.

The program is designed to bring Middletown's housing up to Code Standards. A primary CDBG Program objective is to help a Homeowner make necessary repairs to his/her home and live in comfort and safety.

**HOW TO APPLY**

Visit or call the CDBG Program Office and request an application for home rehabilitation. Complete the application and return it, along with your deed or mortgage and proof of income as specified in the attached checklist. You will be notified of your eligibility after your application is thoroughly reviewed; a personal interview may be conducted.

**HOW IT WORKS**

The CDBG Housing Rehabilitation Program is available to families of Low to Moderate Income (see income standards below), who have owned and lived in their home for at least one year. Grants of up to \$25,000 are available to eligible homeowners for correcting code violations and repairing major household systems. A ten-year lien equal to the cost of repairs is placed on the homeowner's property. The homeowner pays no interest on the lien during this ten-year period; **after ten years the lien is canceled**.

If the home is sold or the property title is changed during the ten-year period, the grant be repaid in full. If the rehabilitated property is sold within one (1) year of the completion date of the rehabilitation, a 10% penalty charge will be added, i.e. 10% of the cost of rehabilitation.

Should the amount necessary to repair the home exceed \$25,000, the homeowner is required to pay the additional cost and must demonstrate the financial ability to do so. The CDBG Program may, at the director's discretion, place a lifetime lien on the property for the amount exceeding \$25,000.

After the Program determines that your household meets income requirements, an inspection will be made of your home by the Township's Rehabilitation Specialist to determine necessary repairs. A detailed work write-up will be prepared for the homeowner's review and approval. Licensed, insured and registered contractors pre-approved by the CDBG Program will submit bids based on the approved work write-up. Ultimately, a contract between the homeowner and the selected contractor will be prepared and executed.

**INCOME LIMITATIONS - EFFECTIVE 1/30/08**

Household Size	Max Gross Income
1 person	\$43,050
2 people	\$49,200
3 people	\$55,350
4 people	\$61,500
5 people	\$66,400
6 people	\$71,350
7 people	\$76,250
8 people	\$81,200

**COMMUNITY DEVELOPMENT OFFICE LOCATION**

Community Development  
Johnson-Gill Annex  
1 Kings Highway  
Middletown, NJ 07748

Telephone #:  
Director:  
Hours:

732-615-2281  
Jason Greenspan, PP, AICP  
8 am - 4 pm

Community Development  
Home Improvement Program  
Homeowner Agreement

This document describes the Home Improvement Program (HIP) and serves as the Agreement between the Homeowner and Community Development. The Homeowner is required to read and sign this Agreement before final application approval is granted.

**PURPOSE AND OBJECTIVE OF THE HOME IMPROVEMENT PROGRAM**

Middletown Township Community Development, through the use of Federal Funds, improves Middletown's supply of low and moderate income housing. Community Development generates private investment in the form of low-interest loans and awards full or partial grants to Middletown homeowners to assist them in repairing their homes.

**ELIGIBILITY**

Homeowners who have submitted an application to Community Development and meet the following criteria are considered:

1. Meet income requirements and furnish proof of same.
2. Must be the free owner of the building and submit evidence of ownership.
3. Must be year-round occupants of the home to be rehabilitated and intend to be the primary resident for six years.
4. Must have tax and sewer payments up to date:
5. When a partial grant is awarded, the Homeowner must arrange and furnish proof of his share of payment.
6. Understand and agree that the Home Improvement Program grant is a one-time grant. A second grant, if awarded, is at the discretion of the Director of Community Development and will carry a life-time lien.

**ELIGIBLE STRUCTURES**

1. Located in Middletown Township.
2. In the case of two dwelling units, the property owner/applicant must occupy one of the units.
3. The home is not in danger of mortgage default or tax foreclosure.
4. Home in need of repair to bring up to code standard.

**PROGRAM REGULATIONS**

1. Total payment to any one (1) Homeowner is limited to a maximum of **\$25,000**. This money is for Code Violation repairs only. Should less be required to bring the home up to standard, that cost will be the amount of the loan.
2. Homeowner agrees to placement of a **10-year** lien on the home to cover cost of rehabilitation.
3. Repairs must be economically feasible. (After rehabilitation, the fair market value is not exceeded by the total indebtedness
4. of the property plus HIP financial assistance).
5. When partial grants are awarded, the homeowner's share must be received by Community Development prior to rehabilitation.
6. After preliminary approval, (see Eligibility), a meeting between the Homeowner and Community Development will be
7. conducted to determine final approval.

## **INSPECTION**

Following final approval, the C.D. Rehabilitation Specialist will meet with the Homeowner (within 30 days) to inspect the property and discuss ELIGIBLE REPAIRS.

## **WORK WRITE-UP**

Based on Inspection of the Home, the Rehabilitation Specialist prepares a work write-up and cost estimate for applicant's review, approval and signature. (Where necessary, changes may be made, see Schedule I). After Homeowner approves and signs the work write-up and cost estimate, the Rehabilitation Specialist requests bids from at least three (3) contractors. (An applicant may request a contractor, but he must meet eligibility requirements (See Schedule II)). Request for bids includes a due date for receipt of bids. Director may waive bid requests for HIP under \$11,100.00 or emergency repairs.

Should the Homeowner not approve the work write-up or cost estimate, the following procedures will be followed:

1. The Homeowner submits in writing objections to the work write-up.
2. Objections are reviewed by the Program Director and the findings are mailed to the Homeowner for review and approval.
3. In the event the Homeowner (after three attempts) does not approve the work write-up, application will be cancelled, the file closed and the Homeowner notified.

## **AWARDING CONTRACTOR**

The Rehabilitation Specialist and Homeowner review the Contractor bids and the homeowner determines the Contractor award.  
(Copy to the homeowner.)

NOTE: Should the homeowner select contractor other than lowest bidder, homeowner required to pay the difference. However, homeowner not required to consider any contractor bidding 10% lower than rehabilitation specialist's cost estimate.

## **CONSTRUCTION AGREEMENT**

The Construction Agreement and Notice to Proceed are signed by the homeowner and contractor and is witnessed by the Rehabilitation Specialist (The original retained by the CD office, copy to contractor and homeowner).

## **VOUCHER**

### **HER PROCEDURES**

Vouchers are prepared in the name of the contractor and homeowner. Homeowner signs and the generated two party check must be signed by the homeowner and contractor. Contractor also signs a release. The homeowner under no condition will endorse the voucher or two-party check unless and until approval of the work has been granted by the Office of Community Development.

### **FINAL INSPECTION/FINAL VOUCHER**

The Rehabilitation Specialist verifies:

1. The work write-up and any changes are signed by the Homeowner.
2. All repairs are completed.
3. Homeowner has executed all documents.

The Contractor requests inspection from the Building Department.

Should Homeowner refuse to sign voucher or check, procedures outlined in Schedule IV are initiated.

### **POWER OF ATTORNEY (SEE ATTACHED SCHEDULE III)**

A notarized Power of Attorney is obtained from the Homeowner to be used by the Program Director for signing of vouchers and/or partial and final checks. The Director will sign vouchers/checks only with appropriate documentation. Power of Attorney is also used in actions necessitated by Binding Decision.

### **CANCELLATION OF AGREEMENT**

This Agreement will be cancelled when:

1. Determination is made that a false application has been submitted.
2. Homeowner cannot establish a reasonable working relationship with the Contractor.
3. Homeowner fails to comply with the terms outlined in the CD Program Guidelines and the Homeowner Agreement with just cause.

## SCHEDULE I

### CHANGE ORDER PROCEDURES

Changes in the work write-up must be discussed and approved in writing by the Rehabilitation Specialist.

Change Order Vouchers are separate from regular payment vouchers.

**Partial Grant Homeowner** must a) Sign all change orders and b) Pay Homeowner's share to the contractor through Community Development before a change order is approved.

When a partial-grant Homeowner is unable to fund his share of the cost of a Change Order, an item of comparable value may be deleted from the work write-up and the requested change substituted.

## SCHEDULE II

### CONTRACTOR REQUEST

\_\_\_\_\_ I do not wish to add any Contractors.

\_\_\_\_\_ Please add the following Contractors:

NAME

ADDRESS

PHONE


I/We understand that a Homeowner requested contractor must file an information form and provide a valid certificate of insurance to the Community Development office to be considered.

I/We understand that the Contractor(s) we have requested may not be awarded the rehabilitation work on my/our home.

Homeowner's Signature

\_\_\_\_\_

#### SCHEDULE IV

#### HOMEOWNER'S REFUSAL TO SIGN VOUCHER/CHECKS

When a Homeowner refuses to sign a voucher/check the following procedures will be implemented:

1. The Homeowner's complaint will be discussed among the Rehabilitation Specialist, Contractor and Homeowner for possible settlement.
2. When the complaint cannot be settled informally, as above, the Homeowner is required to submit a written report to the Community Development Director outlining the reason(s) for refusal to sign the voucher/check.
3. The Community Development Director will assign a second Rehabilitation Specialist to review the case and submit a written opinion to the Director.
4. If no settlement can be made after 3 attempts, the case will again be referred to the Director for review and **binding decision**.

#### CERTIFICATION

I/We, the undersigned, met with the Middletown Township Housing Improvement Program/s Director who clearly explained the HIP Program to me/us.

I/We read and understand this agreement and my/our responsibilities as the applicant(s).  
I/We agree to HIP's procedures and will cooperate with Middletown Township Housing Improvement Program.

\_\_\_\_\_  
HOMEOWNERS Date \_\_\_\_\_

\_\_\_\_\_  
HOMEOWNERS Date \_\_\_\_\_

\_\_\_\_\_  
Community Development Director Date \_\_\_\_\_

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: Avaya (Four Ponds)

Block(s) and Lot(s): 1063, 10

Total acreage: 68

Proposed density (units/gross acre): 5.5

Affordable Units Proposed: 75

Family: 375

Sale: 0

Rental: 375

Very low-income units: 10

Sale: 0

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 300

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 75

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

Smart growth bonuses as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17: 0

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

#### **A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

#### **A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

#### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☐ Steep slopes
- ☒ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☒ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

## **Zoning Narrative Section**

Address: 307 Middletown Licroft Road

Current Zoning: Office Research (OR-1)- Zoning to be changed to accommodate housing

Surrounding land uses: Single Family residential, educational, agricultural

Street access: Provided via Middletown Lincroft Road and West Front Street

State Plan: Site is located in PA-1, which is suitable for the proposed multifamily development

Utility Infrastructure: Site contains a +/- 300,000 s.f. office building, which is currently serviced by public water and sewer

Environmental Constraints: Limited wetlands and floodplain areas are situated on-site, and do not substantially constrain the site's development potential. Up to 60% (40 +/- acres) of the site is unconstrained.

Developers Agreement: A developer's agreement will be negotiated and provided that will ensure that all affordable units will be non-age restricted, family rental units

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**Draft Zoning Regulations for Avaya/Four Ponds**  
(subject to change to ensure appropriate yield of affordable units)

A. Minimum Regulations

- |   |          |
|---|----------|
| 1. Gross Lot Area                                 | 68 ACRES |
| 2. Tract Frontage Minimum                         | 100 FT   |
| 3. Minimum Building Setbacks                      |          |
| i. From Arterial or Collector Roadway             | 250 FT.  |
| ii. From Tract Boundary                           | 30 FT.   |
| iii. From any existing residence/residential zone | 75 FT    |
| 4. Parking or Driveway/Roadway Setback            |          |
| i. From Arterial or Collector Roadway             | 300 FT.  |
| ii. From Tract Boundary or other Right of Way     | 60 FT.   |
| 5. Open Space                                     | 30%      |
| 6. Affordable Housing Set-Aside                   | 20%      |

B. Maximum Regulations

- |                              |             |
|------------------------------|-------------|
| 1. Dwelling Unit Density     | 5.5 DU/ACRE |
| 2. Building Height           | 40'         |
| 3. Maximum Building Coverage | 35%         |
| 4. Lot Coverage              | 40%         |

C. Architectural and Site Design Standards

- a. To be determined

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: Mountain Hill

Block(s) and Lot(s): Block 825, Lot 53-69.01, 72-81; Block 871, Lot 7.02

Total acreage: 138

Proposed density (units/gross acre): 3

Affordable Units Proposed: 80

Family: 80

Sale: 0

Rental: 80

Very low-income units: 10

Sale: 0

Rental: 10

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 320

Non-Residential Development Anticipated (in square feet), if applicable: 850,000 sq.ft.

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

#### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 80

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms )
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☒ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☒ Previous zoning designation and date previous zoning was adopted
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☐ Steep slopes
- ☒ Flood plain areas

- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

## **Zoning Narrative Section**

Address: 340 Kings Highway East, 853 Highway 35

Current Zoning: Active Adult Community (AAC), with Planned Development (PD) Zoning established per Appellate Court decision - Adjustments to the Township's Zoning Ordinance will be necessary to facilitate construction of 400 housing units at the Mountain Hill "Town Center" property. These adjustments will include:

- a. Requiring a minimum 20% setback to produce 80 affordable housing units;
- b. Permitting residential units in the Light Industrial, "M-1" Zone portion of the tract;
- c. Permitting an increase to the 20% cap on residential development;

Surrounding land uses: Multi Family residential, Business and Light Industrial

Street access: Provided via Highway 35 and Kings Highway East

State Plan: Site is located in PA-1, which is suitable for the proposed multifamily development

Utility Infrastructure: Site contains a retail buildings and a bank along Highway 35 which is currently serviced by public water and sewer. Connecitons to exitsing infrastructure will be necessary.

Environmental Constraints: Wetlands, buffers and floodplain areas are situated on-site, and do not substatially constrain the site's development potential. Up to 60% (80 +/- acres) of the site is unconstrained.

Developers Agreement: A developer's agreement will be negotiated and provided that will ensure that all affordable units will be non-age restricted, family rental units

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**Draft Zoning Regulations for Mountain Hill**  
**(subject to change to ensure appropriate yield of affordable units)**

This 130+ acre site is located on the Route 35 corridor between Kanes Lane and Kings Highway East. When the Township had rezoned the property to an Active Adult Community (AAC) Zone designation in 2004, recent court decisions have changed the zoning back to the previous designation, Planned Development (PD).

Adjustments to the Township's PD zoning regulations will be necessary to facilitate construction of 400 housing units at this site. These adjustments will include:

- a. Requiring a minimum 20% setback to produce 80 affordable housing units;
- b. Permitting residential units in the Light Industrial, "M-1" Zone portion of the tract;
- c. Permitting an increase to the 20% cap on residential development; and
- d. Flexibility in building height

# ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

## General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: Taylor Lane

Block(s) and Lot(s): Block 600, Lot 34, 35.01 & 35.02;

Total acreage: 30

Proposed density (units/gross acre): 11.5

Affordable Units Proposed: 96

Family: 96

Sale: 0

Rental: 96

Very low-income units: 12

Sale: 0

Rental: 12

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 340

Non-Residential Development Anticipated (in square feet), if applicable: \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 37

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☐ Steep slopes
- ☒ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

## **Zoning Narrative Section**

Address: 1200 Highway 35

Current Zoning: Active Adult Community (AAC)- Zoning to be changed to accommodate housing

Surrounding land uses: Multi Family residential, Single Family Residential and Business

Street access: Provided via Highway 35

State Plan: Site is located in PA-1, which is suitable for the proposed multifamily development

Utility Infrastructure: Site contains some agricultural activity, is within a sewer service area and can be connected to public water and sewer

Environmental Constraints: Wetlands and floodplain areas are situated on-site, and do not substantially constrain the site's development potential. Up to 70% of the site is unconstrained.

Developers Agreement: A developer's agreement will be negotiated and provided that will ensure that all affordable units will be non-age restricted, family rental units

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**Draft Zoning Regulations for Schwartz/Taylor Lane**  
(subject to change to ensure appropriate yield of affordable units)

D. Minimum Regulations

1. Gross Lot Area	30 ACRES
2. Tract Frontage Minimum	100 FT
3. Minimum Building Setbacks	
i. From Arterial or Collector Roadway	50 FT.
ii. From any other public right of way	10 FT.
iii. From Tract Boundary	50 FT.
iv. From any existing residence/residential zone	75 FT
4. Parking or Driveway Setback	
i. From Arterial or Collector Roadway	50 FT.
ii. From any existing residence/residential zone	75 FT.
iii. From other Right of Way	10 FT.
5. Open Space	20%
6. Affordable Housing Set-Aside	28.2%

E. Maximum Regulations

5. Dwelling Unit Density	11.5
DU/ACRE	
6. Building Height	40'
7. Maximum Building Coverage	40%
8. Lot Coverage	45%

F. Architectural and Site Design Standards

- a. To be determined

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: Steiner & Frustacci

Block(s) and Lot(s): Block 795, Lot 23, 24

Total acreage: 17                      Proposed density (units/gross acre): 8

Affordable Units Proposed: 35

Family: 35

Sale: 35

Rental: 0

Very low-income units: 4

Sale: 4

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 104

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☒ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

#### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

### **Zoning Narrative Section**

Address: 446 Laurel Avenue

Current Zoning: Office Research (OR-2)- Zoning to be changed to accommodate housing at presumed density of 8 du/acre

Surrounding land uses: Single Family residential and Office Research Zone containng AT & T

Street access: Provided via Laurel Avenue

State Plan: Site is located in suburban planning area PA-2, which is suitable for the proposed multifamily development

Utility Infrastructure: Site presently contains barn buildings. The site is within a sewer service area and can be connected to public water and sewer

Environmental Constraints: Limited wetlands, slopes and floodplain areas are situated on-site, and do not substatially constrain the site's development potential. Up to 75% of the site is unconstrained.

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: 199 Laurel Associates

Block(s) and Lot(s): Block 795, Lot 19

Total acreage: 5

Proposed density (units/gross acre): 8

Affordable Units Proposed: 9

Family: 9

Sale: 9

Rental: 0

Very low-income units: 1

Sale: 1

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 37

Non-Residential Development Anticipated (in square feet), if applicable: 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☐ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

Address: Holland Road and Laurel Avenue

Current Zoning: Single Family Residential- Zoning to be changed to accommodate multifamily housing

Surrounding land uses: Single Family residential, Office- Research

Street access: Provided via Holland Road and Laurel Avenue

State Plan: Site is located in the metropolitan planning area PA-1, which is suitable for the proposed multifamily development

Utility Infrastructure: Site can be connected to public water and sewer and is in a sewer service area

Environmental Constraints: Limited areas of slopes exist on the site. Some wetland transition areas may be present. Most of the site is unconstrained.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

# ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

## General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: Meadowview

Block(s) and Lot(s): Block 281, Lot 14 & 15

Total acreage: 2

Proposed density (units/gross acre): 17.5

Affordable Units Proposed: 9

Family: 9

Sale: 9

Rental: 0

Very low-income units: 1

Sale: 1

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 35

Non-Residential Development Anticipated (in square feet), if applicable: \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☒ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☒ Previous zoning designation and date previous zoning was adopted
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

## **Zoning Narrative Section**

Address: 630 Main Street

Current Zoning: Single family residential- Zoning to be changed to accommodate affordable housing

Surrounding land uses: Marine Commercial and Light Industrial

Street access: Provided via Main Street

State Plan: Site is located in PA-1, which is suitable for the proposed multifamily development

Utility Infrastructure: The Site presently contains two dwelling units and one fire damaged building. The is currently serviced by public water and sewer

Environmental Constraints: The site has wetland and floodplain constraints. Approximately 85% of the site is free of wetland areas, and buildings will need to be substnatilaly elevated to ensure the first finished floor is at or above the base flood elevation.

# ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

## General Description

Municipality/County: Middletown Township, Monmouth County

Project Name/Zoning Designation: Atlantic Pier

Block(s) and Lot(s): Block 732, Lots 10, 11, 12, 13, 21

Total acreage: 6

Proposed density (units/gross acre): 8.3

Affordable Units Proposed: 8

Family: 8

Sale: 8

Rental: 0

Very low-income units: 1

Sale: 1

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: 45

Non-Residential Development Anticipated (in square feet), if applicable: \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

### **Information and Documentation Required with Petition**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☒ in lieu of submitting forms.)
- ☐ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☐ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☒ Spending plan

#### **A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

#### **A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

#### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☒ Steep slopes
- ☐ Flood plain areas

- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

#### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

### **Zoning Narrative Section**

Address: Highway 36

Current Zoning: Zoned as Residential Town Home Development (RTH-9) in 2004 with a mandatory affordable housing setaside - zoning will be amended to bring this site to the required presumed density of 8 dwelling units per acre.

Surrounding land uses: Single Family Residential and Business Zone

Street access: Provided via Highway 36

State Plan: Site is located in PA-1, which is suitable for the proposed multifamily development

Utility Infrastructure: Site is presently undeveloped, is within a sewer service area, and can be connected to public water and sewer

Environmental Constraints: The site has no substantial environmental constraints, though some steep slopes are present.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Middletown Township, Monmouth County

Project Name: To be determined

Block(s) and Lot(s): To be determined

Affordable Units Proposed: 137

Family: 137

Sale: 130

Rental: 7

Very low-income units: 18

Sale: 17

Rental: 1

Age-Restricted: 0

Sale: 0

Rental: 0

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 7

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

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**Required Information and Documentation with Petition or in Accordance with an**

**Implementation Schedule**

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS  
(N.J.A.C. 5:97-6.7)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	1/1/2012	1/1/2013	1/1/2013

RFP Process	1/1/2013	1/1/2013	1/1/2011
Developer Selection	1/1/2014	1/1/2014	1/1/2012
Executed Agreement with provider, sponsor or developer	1/1/2014	1/1/2014	1/1/2012
Development Approvals	1/1/2015	1/1/2015	1/1/2013
Contractor Selection	1/1/2015	1/1/2015	1/1/2013
Building Permits	1/1/2016	1/1/2016	1/1/2014
Occupancy	1/1/2016	1/1/2018	1/1/2018

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	1/1/2011
Site Suitability Description	1/1/2012
Environmental Constraints Statement	1/1/2012

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	1/1/2013	1/1/2011
Project Pro-forma	1/1/2014	1/1/2012

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	12/11/2008	12/31/2008
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### 100% or Municipally Sponsored Narrative Section

These projects will be ongoing and will include a combinaion of scattered sites, residential over commercial and 100% affordable sites.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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## ACCESSORY APARTMENTS (N.J.A.C. 5:97-6.8)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Affordable Units Proposed: 23

Family: 23

Low-Income: 11

Moderate-Income: 12

Age-Restricted: 0

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 25,000

For each moderate-income unit: \$ 20,000

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### Information and Documentation Required with Petition

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted accessory apartment ordinance
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Demonstration that the housing stock lends itself to accessory apartments
- ☐ Demonstration that there is water and sewer infrastructure with sufficient capacity to serve the proposed accessory apartments (indicate below type of infrastructure)
  - ☒ Public water and sewer system; OR
  - ☐ If served by individual well and/or septic system, the municipality must show that the well and/or septic system meet the appropriate NJDEP standards and have sufficient capacity for additional unit

**Information and Documentation Required Prior to Substantive Certification**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ Affirmative Marketing Plan in accordance with UHAC

**Accessory Apartment Narrative Section**

Housing Stock: The variety of housing types and lot sizes throughout Middletown creates a reasonable opportunity for accessory apartment construction for low and moderate income households. Administration and affordability controls will be consistent with the Substantive Rules and UHAC.

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## MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

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### General Description

Municipality/County: Township of Middletown, Monmouth County

Affordable Units Proposed: 10

Family Rentals: 0

Low-Income: 0

Moderate-Income: 0

Age-Restricted Rentals: 0

Low-Income: 0

Moderate-Income: 0

Family For-Sale: 10

Low-Income: 5

Moderate-Income: 5

Age-Restricted For-Sale: 0

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 30,000

For each moderate-income unit: \$ 25,000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

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### Information and Documentation Required with Petition

☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

- ☒ Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
- ☒ Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Spending plan including the details to implement this program

### **Information and Documentation Required Prior to Substantive Certification**

- ☒ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☒ Affirmative Marketing Plan in accordance with UHAC

### **Market to Affordable Narrative Section**

Inventory: Details on the Township's inventory of single family detached dwellings priced under \$200,000 is included herein. AS of 12/29/08, fifteen units are included in the multiple listing service priced under \$200,000, located throughout the Township.

Funding: Between \$25-30,000 will be required to subsidize the hosuseold for each unit. Up to \$20,000 per unit may be reuquired for rehabilitation. Funds will be made avaiable from the Affordable Housing Trust Account.

Administration: The program will be administered by the Township's Department of Planning & Community Development. An operating manual will be provided.

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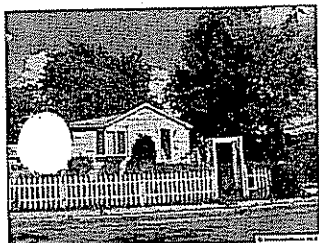
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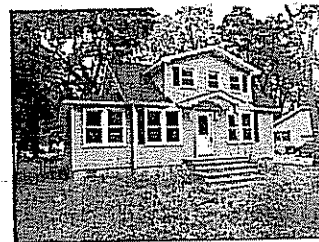
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) <sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**Belford**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 1  
 Full Baths: 2  
 Acreage: 0.170  
 Exterior: Patio, Fence  
 Office: Exit Realty Advantage  
 Agent: Natasha Pizzarello

MLS#: 20845570  
 Approx Sq Ft:: 960  
 Year Built: 1933  
 Half: 0

**\$179,900****Red Bank**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 3  
 Full Baths: 2  
 Acreage: Other / SeeRemarks  
 Exterior: Bottone Realty Group Inc  
 Office: Anthony Bottone  
 Agent:

MLS#: 20843553  
 Approx Sq Ft:: 1,272  
 Year Built: 1938  
 Half: 0

**\$179,900****Middletown**

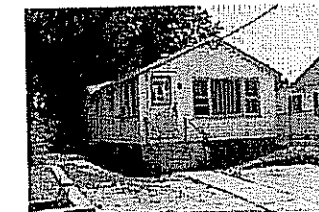
Type: Detached  
 Municipality: Middletown  
 Bedrooms: 3  
 Full Baths: 1  
 Acreage: Other / SeeRemarks  
 Exterior: Weichert Realtors-Middletown  
 Office: Graeme Atkinson  
 Agent:

MLS#: 20846784  
 Approx Sq Ft:: 0  
 Year Built: 0  
 Half: 0

**\$179,900****North Middletown**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 3  
 Full Baths: 1  
 Acreage: Deck  
 Exterior: C21/ Lawrence Realty  
 Office: Annette Morano  
 Agent:

MLS#: 20834895  
 Approx Sq Ft:: 900  
 Year Built: 0  
 Half: 0

**\$159,900****Middletown**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 2  
 Full Baths: 1  
 Acreage: StormWnws, Storm Dr (s), Outdoor lighting  
 Exterior: Better Homes Nj, Vri Realtors  
 Office: Marie Fagundo  
 Agent:

MLS#: 20822778  
 Approx Sq Ft:: 0  
 Year Built: 0  
 Half: 0

**\$159,000**

**Leonardo**

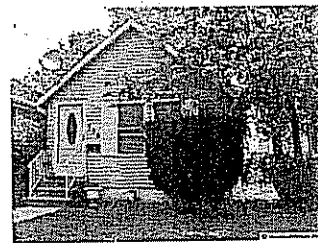
Type: Detached  
 Municipality: Middletown  
 Bedrooms: 1  
 Full Baths: 1  
 Acreage:  
 Exterior: StormWndws  
 Office: Weichert Realtors-Middletown  
 Agent: Kelly Karaban-Iannone

MLS#: 20831104  
 Approx Sq Ft:: 672  
 Year Built: 1926  
 Half: 0

**\$200,000****Middletown**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 2  
 Full Baths: 1  
 Acreage:  
 Exterior: Thermal Wndw, Porch/encl; Fence  
 Office: Prudential New Jersey Properties, Rb  
 Agent: Kenneth Hegel

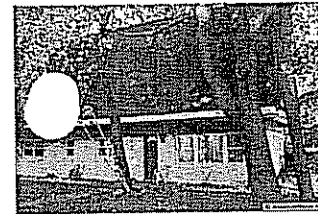
MLS#: 20834720  
 Approx Sq Ft:: 0  
 Year Built: 1930  
 Half: 0

**\$199,900****Middletown**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 2  
 Full Baths: 1  
 Acreage: 0.057  
 Exterior: StormWndws, Deck, Porch/open, Storm Dr (s), Outdoor lighting, Fence  
 Office: Era/ Advantage Realty  
 Agent: Mary Ann Peragallo

5

MLS#: 20830152  
 Approx Sq Ft:: 0  
 Year Built: 1923  
 Half: 0

**\$195,000****Leonardo**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 4  
 Full Baths: 1  
 Acreage:  
 Exterior: Deck, Porch/encl  
 Office: J J Elek Guarantee Sales  
 Agent: Robert Holowchuk

MLS#: 20842776  
 Approx Sq Ft:: 2,750  
 Year Built: 1966  
 Half: 0

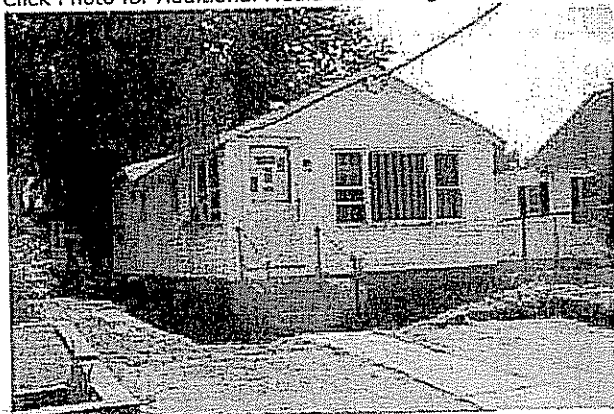
**\$189,999****Middletown**

Type: Detached  
 Municipality: Middletown  
 Bedrooms: 2  
 Full Baths: 1  
 Acreage:  
 Exterior: Deck  
 Office: Kubis Realty Group  
 Agent: Carole Kubis

MLS#: 20842090  
 Approx Sq Ft:: 0  
 Year Built:  
 Half: 0

**\$189,000**

Click Photo for Additional Media and Enlargement



**Status:** Active (6/3/2008) **Cat:** SF  
**Type:** Detached  
**County:** Monmouth  
**Muni:** MIDDLETOWN  
**Postal:** 204 HUDSON AVE  
**Address:** MIDDLETOWN, NJ 07748  
**Area/Sec:** N MIDDLETOWN  
**Cmplx/Sub:** NONE  
**ParcelID:** 110--5-  
**LotSz/Acr:** 25X100/  
**ElemSch:** OCEAN  
**MiddleSch:** THORNE  
**HighSch:** MIDDLE NO  
**OthElem:**  
**OthHigh:**  
**Style:** Ranch  
**Model:**  
**Zoning:** Resident  
**Directions:** Route 36 East, Left on Thompson, Left on Hudson Avenue

**MLS#:** 20822778p  
**ListPrice:** \$159,000  
**OrigPrice:** \$159,000  
**ApXyrBlt:**  
**ApXsqFt:** 0 SqFt  
**Rooms:** 6  
**Bedrooms:** 2  
**Baths:** 1/0  
**Levels:** 1  
**Bsmt:** N  
**FP/#:** N/  
**Garage:** N/O Car  
**WF:** N  
**WV:** N  
**WtrTyp:**  
**Handicap:** N  
**LsePurch:**  
**LnkdML#:**

## CO RESPONSIBILITY OF PURCHASER.

<b>TaxYr:</b>	<b>LandAsmt:</b>	<b>NewCnstr:</b>	<b>DeedRestr:</b>	N
<b>Taxes:</b>	<b>ImprAsmt:</b>	<b>Farm:</b>	<b>N FarmAssd:</b>	
<b>SpecAsmt:</b>	N <b>TotAsmt:</b>	0 <b>AsmtStat:</b>	<b>Assessed</b>	

<b>Assoc:</b>	N	<b>MgmtType:</b>	<b>AssocMgmt:</b>	<b>MgmtPhone:</b>	<b>AppEscrowReq:</b>
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>		<b>CommonEle:</b>	

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Living	1	10x7	Other	1	15x5				<u>#Lvl1Bths:</u>
Dining	1	10x7							<u>#Lvl2Bths:</u>
Kitchen	1	10x7							<u>#Lvl3Bths:</u>
Bedrm:Master	1	10x10							
Bedroom	1	10x7							

Interior:

<b>Foy:</b>		<b>LR:</b>	FLR-W/WCarp	<b>DR:</b>	FLR-W/WCarp
<b>GR/FR:</b>		<b>Kit:</b>	FLR-W/W Car	<b>MBR:</b>	FLR-W/wCarp
<b>MBA:</b>		<b>Flr:</b>	W/WCarp	<b>Bsmt:</b>	CrawlSpC
<b>HVAC:</b>	FrcdHotAir	<b>Fuel:</b>	NatGas	<b>WatHt:</b>	Nat Gas
<b>Exterior:</b>	StormWn, StrmDrs, Outdr Lghting	<b>Park:</b>	Driveway	<b>Roof:</b>	Shingled
<b>Gar:</b>	None	<b>Pool:</b>	N:	<b>Bldg:</b>	
<b>Lot:</b>		<b>WtSw:</b>	Public Sewer, Public Water		
<b>Siding:</b>	Vinyl				
<b>Included:</b>					
<b>Excluded:</b>					

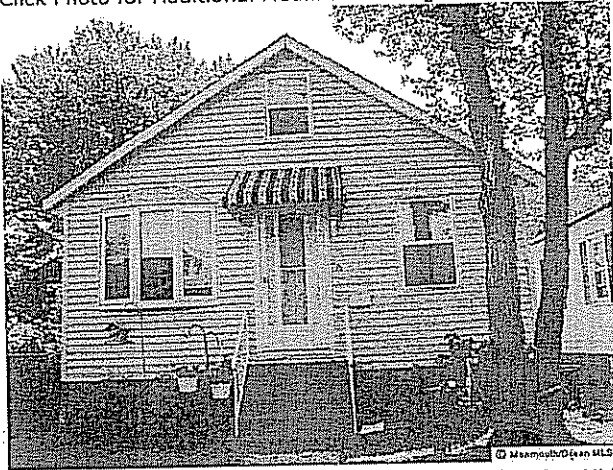
**LstOff:** (993) BETTER HOMES NJ, VRI REALTORS  
**LstAgt:** (11383) MARIE FAGUNDO  
**CoOff:** ()  
**CoAgt:** ()  
**Comp:** SAC: 0 BAC: 2.25-100 DDAC: 2.25-100 TBC: 0  
**Bonus:** Agncy: SD Typ: ER VRC: N LBox: N IDX: Y  
**Show:** Callo, Appt Req: CALL LISTING AGENT - APPOINTMENT REQUIRED

**Office:** (732) 957-0300 **Own:** WITHHELD  
 Direct (732) 441-2964 **OwnPh:**  
 Direct (732) 441-2964 **Discl:** Office  
**Owner:** Individual  
**Pssn:** AtClosing  
**LD-EX:** 6/3/2008-N/A  
**DOM/CDOM:** 209/209

**AgntNotes:** Please call to cancel appts. If unable to make it! —> [Click here to report rules violation for this listing](#) **Fncng:**

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**Status:** Active (9/4/2008) Cat:SF  
**Type:** Detached  
**County:** Monmouth  
**Muni:** MIDDLETOWN  
**Postal:** 16 S END AVE  
**Address:** NORTH MIDDLETOWN, NJ 07748  
**Area/Sec:** N MIDDLETOWN  
**Cmplx/Sub:** NONE  
**ParcelID:** 171--5-  
**LotSz/Acr:** /  
**ElemSch:** OCEAN  
**MiddleSch:** THORNE  
**HighSch:** MIDDLE NO  
**OthElem:**  
**OthHigh:**  
**Style:** Ranch  
**Model:**  
**Zoning:** Resident  
**Directions:** Rt 36 to Thompson Ave, Right on Carter, Left on S End  
**MLS#:** ☒ 20834895p  
**ListPrice:** \$159,900  
**OrigPrice:** \$220,000  
**ApxYrBlt:**  
**ApxSqFt:** 900 SqFt  
**Rooms:** 5  
**Bedrooms:** 3  
**Baths:** 1/0  
**Levels:** 1  
**Bsmt:** N  
**FP/#:** N/  
**Garage:** N/0 Car  
**WF:** N  
**WV:** N  
**WtrTyp:**  
**Handicap:** N:  
**LsePurch:**  
**LnkdML#:**

Cute three bedroom Raised Ranch home in sought-after Middletown with an open floor plan and updated eat-in kitchen. Glass sliders lead out to a raised deck overlooking the private backyard. South End Avenue is close to everything including shopping, the Jersey Shore and Middletown's excellent schools.

<b>TaxYr:</b>	2007	<b>LandAsmt:</b>	43,700	<b>NewCnstr:</b>		<b>DeedRestr:</b>
<b>Taxes:</b>	\$3,318	<b>ImprAsmt:</b>	43,500	<b>Farm:</b>		<b>FarmAssd:</b>
<b>SpecAsmt:</b>		<b>TotAsmt:</b>	87,200	<b>AsmtStat:</b>		Assessed

<b>Assoc:</b>	N	<b>MgmtType:</b>		<b>AssocMgmt:</b>		<b>MgmtPhone:</b>		<b>AppEscrowReq:</b>
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>				<b>CommonEle:</b>		

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	18X12	Kitchen	1	13X11	Bedrm:Master	1	14X9	#Lvl1Bths:
Bedroom	1	13X8	Bedroom	1	10X9	Laundry	1	9X3	#Lvl2Bths:
									#Lvl3Bths:

**Interior:****Foy:****GR/FR:****MBA:****HVAC:**

ACUnits, HwBb

**Exterior:****Gar:**

Deck

**Lot:**

Fenced/area

**Siding:****Included:****Excluded:****LR:****Kit:****Flr:****Fuel:**

NatGas

**Park:****Pool:**

N:

**WtSw:**

Public Sewer, Public Water

**DR:****MBR:****Bsmt:**

Slab

**WatHt:**

Nat Gas

**Roof:**

Shingled

**Bldg:****LstOff:** (1183) C21/ LAWRENCE REALTY**LstAgt:** (27419) ANNETTE MORANO**CoOff:** ()**CoAgt:** ()**Comp:** SAC: 0 BAC: 2 0-100 DDAC: 2.0-100

TBC: 2 0-100

**Bonus:** Agncy: SA Typ: ER VRC: N LBox: Y

IDX: Y

**Show:** Appt Req:

**AgntNotes:** VACANT - JUST GO AND PLEASE LEAVE YOUR CARD. Short Sale, subject to bank approval. All buyers need to be pre approved. Must sell quickly so present ALL offers! —> Click here to report rules violation for this listing <—

**Office:**

(732) 840-9200

Cell

(848)448-3268

Office Ph

(732) 840-9200

**Own:**

JOHN &amp; REBECCA MARCINCAK

**OwnPh:****Discl:**

Office

**Owner:**

Individual

**Pssn:**

AtClosing

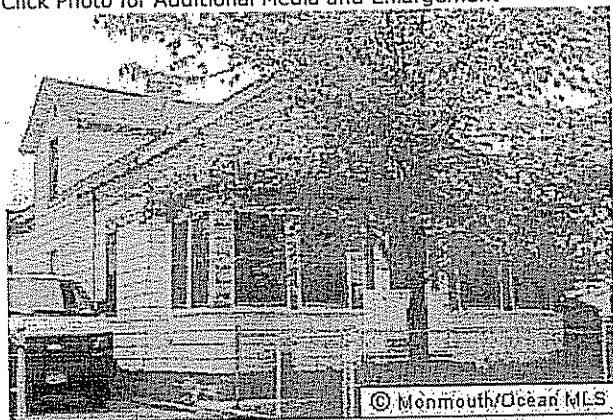
**LD-EX:**

9/4/2008-N/A

**DOM/CDOM:**116/116**Fncng:**

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**Status:** Active (12/12/2008) **Cat:**SF **MLS#:** ☐ 20846784p  
**Type:** Detached **ListPrice:** \$179,900  
**County:** Monmouth **OrigPrice:** \$79,900  
**Muni:** MIDDLETOWN **ApXyrBlt:**  
**Postal:** 63 MONMOUTH AVE **ApXsqFt:** 0 SqFt  
**Address:** MIDDLETOWN, NJ 07748 **Rooms:** 7  
**Area/Sec:** NONE **Bedrooms:** 3  
**Cmplx/Sub:** NONE **Baths:** 1/0  
**ParcelID:** 5--8- **Levels:** 2  
**LotSz/Acr:** 50 X 100/ **Bsmt:** N  
**ElemSch:** **FP/#:** N/  
**MiddleSch:** **Garage:** N/0 Car  
**HighSch:** **WF:** N  
**OthElem:** **WV:** N  
**OthHigh:** **WtrTyp:**  
**Style:** Dutch Co **Handicap:** N  
**Model:** **LsePurch:**  
**Zoning:** Resident **LnkdML#:**  
**Directions:** THOMPSON TO L ON OCEAN R ON MONMOUTH

PERFECT FOR 1ST TIME BUYERS! ROOM TO GROW HERE! THIS 3 BR, 1 BATH CAPE/DUTCH COLONIAL IS THE PERFECT PLACE TO START. HARDWOOD FLRS IN LIVING ROOM AND DINING ROOM & ENCLOSED FRONT PORCH ARE JUST SOME OF THE FEATURES. HURRY THIS WON'T LAST. SALE IS SUBJECT TO MINOR SUB-DIVISION.

<b>TaxYr:</b>	<b>LandAsmt:</b>	<b>NewCnstr:</b>	<b>DeedRestr:</b>
<b>Taxes:</b>	<b>ImprAsmt:</b>	<b>Farm:</b>	<b>FarmAssd:</b>
<b>SpecAsmt:</b>	<b>TotAsmt:</b>	0 <b>AsmtStat:</b>	Assessed

<b>Assoc:</b>	N	<b>MgmtType:</b>	<b>AssocMgmt:</b>	<b>MgmtPhone:</b>	<b>AppEscrowReq:</b>
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>		<b>CommonEle:</b>	

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
LRDRcmbo	1	24X14	Kitchen	1	14X12	Den	2	24X10	#Lvl1Bths:
Bedrm:Master	2	16X13	Bedroom	1	10X10	Bedroom	1	11X10	#Lvl2Bths:
Den	2	13X10							#Lvl3Bths:

**Interior:**

<b>Foy:</b>		<b>LR:</b>	FLR-Wood	<b>DR:</b>	FLR-Wood
<b>GR/FR:</b>		<b>Kit:</b>	FLR-Othr	<b>MBR:</b>	
<b>MBA:</b>		<b>Flr:</b>	W/WCarp, Linolm/v, Other	<b>Bsmt:</b>	Other
<b>HVAC:</b>	HwBb	<b>Fuel:</b>	NatGas	<b>WatHt:</b>	Nat Gas

**Exterior:**

<b>Gar:</b>	OthrSeeRmrks	<b>Park:</b>	Asphalt	<b>Roof:</b>	Shingled
<b>Lot:</b>	Oversize	<b>Pool:</b>	N:	<b>Bldg:</b>	
<b>Siding:</b>	Aluminum, Cedar	<b>WtSw:</b>	Public Sewer, Public Water		

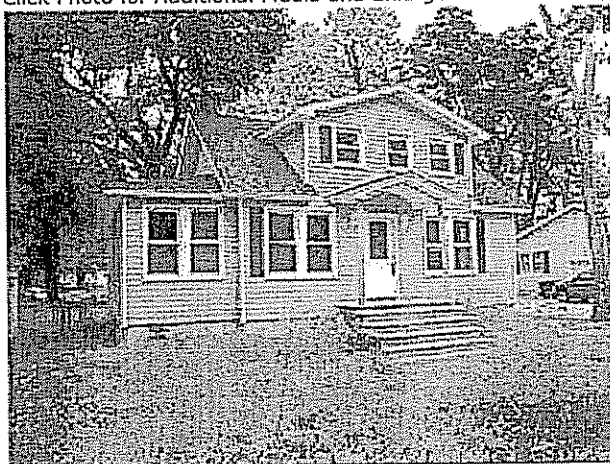
**Included:****Excluded:**

<b>LstOff:</b>	(172) WEICHERT REALTORS-MIDDLETOWN	<b>Office:</b>	(732) 671-8000	<b>Own:</b>	YEKEL, GARY & ALICE
<b>LstAgt:</b>	(7660) GRAEME ATKINSON	<b>Direct:</b>	732-671-8000	<b>OwnPh:</b>	732-787-3814
<b>CoOff:</b>	()	<b>Cell:</b>	732-687-8259	<b>Discl:</b>	Office
<b>CoAgt:</b>	()	<b>Direct:</b>	732-671-8000	<b>Owner:</b>	Individual
<b>Comp:</b>	SAC: 0 BAC: 3%-50 DDAC: 3%-50 TBC: 3%-50 Office Fax	<b>(732) 671-5094</b>		<b>Pssn:</b>	AtClosing
<b>Bonus:</b>	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y Fax	<b>732-671-5094</b>		<b>LD-EX:</b>	12/12/2008-N/A
<b>Show:</b>	CallLo, CallOwn, Appt Req: CALL LO, CALL OWNER FOR APPT Pager	<b>732-891-2319</b>		<b>DOM/CDOM:</b>	17/17

**AgntNotes:** SOLD AS IS HOWEVER THAT DOES NOT REPRESENT THE CONDITION OF THE PROPERTY. THE GARAGE MAY HAVE TO BE REMOVED. —> Click here to report rules violation for this listing <—

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**Status:** Active (11/10/2008) Cat:SF **MLS#:** ☒ 20843553p  
**Type:** Detached **ListPrice:** \$179,900  
**County:** Monmouth **OrigPrice:** \$179,900  
**Muni:** MIDDLETOWN **ApXyrBlt:** 1938  
**Postal:** 521-W W FRONT ST **ApXsqFt:** 1,272 SqFt  
**Address:** RED BANK, NJ 07701 **Rooms:** 6  
**Area/Sec:** NONE **Bedrooms:** 3  
**Cmplx/Sub:** NONE **Baths:** 2/0  
**ParcelID:** 01097--00011- **Levels:** 2  
**LotSz/Acr:** 50X121/ **Bsmt:** Y  
**ElemSch:** RIVER PLAZA **FP/#:** N/0  
**MiddleSch:** THOMPSON **Garage:** N/0 Car  
**HighSch:** MIDDLE SO **WF:** N  
**OthElem:** **WV:** N  
**OthHigh:** RBC **WtrTyp:**  
**Style:** Colonial **Handicap:** N:  
**Model:** NONE **LsePurch:**  
**Zoning:** Resident **LnkdML#:**  
**Directions:** HWY 35S, RIGHT ON NAVESINK RIVER RD, LEFT ON HUBBARD, RIGHT ON WEST FRONT #521

HOME HAS BEEN GUTTED. NEEDS ALL UTILITY AND ELECTRICAL CONNECTIONS. NEW ROOF NEW WINDOWS NEW SIDING AND NEW FRONT PORCH. GREAT INVESTMENT FOR 1ST TIME HOME BUYERS, BUILDERS, AND INVESTORS. CALL LISTING AGENT FOR ALL DETAILS.

<b>TaxYr:</b>	2007	<b>LandAsmt:</b>	54,000	<b>NewCnstr:</b>		<b>DeedRestr:</b>	N
<b>Taxes:</b>	\$4,025	<b>ImprAsmt:</b>	56,000	<b>Farm:</b>		<b>N FarmAssd:</b>	N
<b>SpecAsmt:</b>	N	<b>TotAsmt:</b>	110,000	<b>AsmtStat:</b>		<b>Assessed</b>	

<b>Assoc:</b>	N	<b>MgmtType:</b>		<b>AssocMgmt:</b>		<b>MgmtPhone:</b>		<b>AppEscrowReq:</b>	
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>				<b>CommonEle:</b>			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	
Living	1	21X11	Kitchen	1	21X10	Living	1	11X21	#BsmtBth: 0
Bedrm:Master	1	10X14	Bedroom	2	16X10	Bedroom	2	11X10	#Lvl1Bths: 1
									#Lvl2Bths: 1
									#Lvl3Bths: 0

**Interior:****Foy:****GR/FR:****MBA:****HVAC:** FrdHotAir**Exterior:** OthrSeeRmrks**Gar:** None**Lot:****Siding:** Vinyl**Included:****Excluded:****LR:****Kit:****Flr:****Fuel:****Park:****Pool:****WtSw:**

Eat-In

Wood, Other

NatGas

Driveway

N:

Public Sewer, Public Water

**DR:****MBR:****Bsmt:****WatHt:**

Full

Nat Gas

**Roof:****Bldg:**

Shingled

**LstOff:** (235) BOTTOMONE REALTY GROUP INC**LstAgt:** (261) ANTHONY BOTTOMONE**CoOff:** ()**CoAgt:** ()**Comp:** SAC: 2.5 BAC: 2.5 DDAC: 2.5 TBC: 2.5**Bonus:** Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y**Show:** CallLo, Vacant, Lbx-monm: SHOW AT YOUR

OWN RISK - HOME NOT FINISHED

**AgntNotes:** THIS IS A "SHORT SALE" AND MUST BE BANK APPROVED. [Click](#) **Fncng:**  
here to report rules violation for this listing [Click](#)**Office:** (732) 957-9300

Direct (732) 957-9300

Cell (908) 890-1169

**Own:****OwnPh:****Discl:****Owner:****Pssn:****LD-EX:****DOM/CDOM:**

FRANCIS J &amp; DENISE C GENERELLI

732-957-9300

None

Bank, Individual

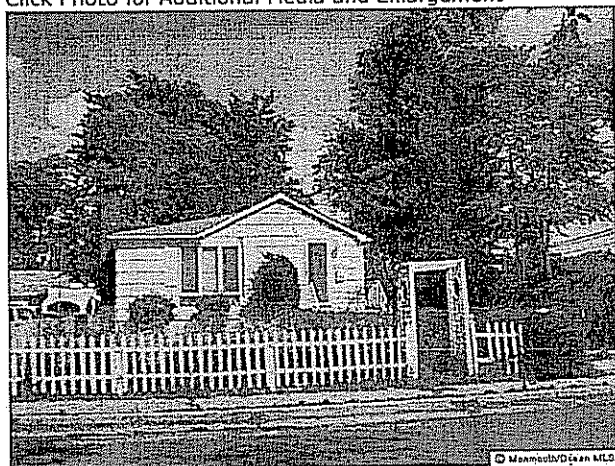
Other, AtClosing

11/10/2008-N/A

49/49

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**Status:** Active (12/1/2008) **Cat:** SF **MLS#:** ☒ 20845570m  
**Type:** Detached **ListPrice:** \$179,900  
**County:** Monmouth **OrigPrice:** \$179,900  
**Muni:** MIDDLETOWN **ApxYrBlt:** 1933  
**Postal:** 269 CHURCH ST **ApxSqFt:** 960 SqFt  
**Address:** BELFORD, NJ 07718 **Rooms:** 4  
**Area/Sec:** BELFORD **Bedrooms:** 1  
**Cmplx/Sub:** NONE **Baths:** 2/0  
**ParcelID:** 00297--00026- **Levels:** 1  
**LotSz/Acr:** 50X150/0.170 **Bsmt:** Y  
**ElemSch:** **FP/#:** Y/1  
**MiddleSch:** **Garage:** N/0 Car  
**HighSch:** MIDDLE NO **WF:** N  
**OthElem:** **WV:** N  
**OthHigh:** CBA **WtrTyp:**  
**Style:** Ranch, Cot/Bng **Handicap:** N  
**Model:** **LsePurch:**  
**Zoning:** Resident **LnkdML#:**  
**Directions:** LEONARDVILLE RD TO MAIN - LEFT ON 36 - RIGHT ON CHURCH

Some new upgrades to this charming cottage. A little bit of work still needed to finish things off. Large fenced back yard for pets, kids to play, privacy, pool, etc. Cozy fireplace for those cold winter nights. Newer windows. Basement with lots of storage area. Sold as-is and CO responsibility of buyer.

<b>TaxYr:</b> 2007	<b>LandAsmt:</b> 27,000	<b>NewCnstr:</b>	<b>DeedRestr:</b> N
<b>Taxes:</b> \$3,044	<b>ImprAsmt:</b> 53,000	<b>Farm:</b>	<b>N FarmAssd:</b> N
<b>SpecAsmt:</b>	<b>TotAsmt:</b> 80,000	<b>AsmtStat:</b>	<b>ToBeAssd:</b>

<b>Assoc:</b> N	<b>MgmtType:</b>	<b>AssocMgmt:</b>	<b>MgmtPhone:</b>	<b>AppEscrowReq:</b>
<b>AssocFee:</b> \$0/	<b>FeeIncl:</b>		<b>CommonEle:</b>	

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0
Foyer	1	4X4	Living	1	16X14	Dining	1	15X7	#Lvl1Bths:	2
Kitchen	1	12X10	Bedrm: Master	1	12X9	Other	1	10X8	#Lvl2Bths:	0
									#Lvl3Bths:	0

**Interior:****Foy:** FLR-Ceramic, Closet**LR:** FLR-W/WCarp, FP-Wood**DR:** FLR-W/WCarpet, DecMold**GR/FR:** Ceramic, Tub**Kit:** FLR-Lin-Vnyl**MBR:** FLR-W/wCarp**MBA:** Ceramic, Tub**Flr:** W/WCarp, Ceramic, Linolm/v**Bsmt:** Full**HVAC:** ACUnits, HwBb**Fuel:** NatGas**WatHt:** Nat Gas**Exterior:** Patio, Fence**Gar:****Park:** Driveway**Roof:** Shingled**Lot:****Pool:** N:**Bldg:****Siding:** Shingle**WtSw:** Public Sewer, Public Water**Included:****Excluded:****LstOff:** (1679) EXIT REALTY ADVANTAGE**Office:** (732) 506-7779**Own:****LstAgt:** (26750) NATASHA PIZZARELLO**Cell:** (732) 691-7386**OwnPh:****CoOff:** ()**Home:** (732) 830-5146**Discl:****CoAgt:** ()**Office Ph:** (732) 506-7779**Owner:****Comp:** SAC: ---%--- BAC: 1.5% DDAC: ---%--- TBC: 1.5%**Pssn:****Bonus:** Agency: SD Typ: ER VRC: N LBox: Y IDX: Y**LD-EX:****Show:** Lbx-comb: GO SHOW; LEAVE CARD; CALL FOR COMBO**DOM/CDOM:** 28/138**LOCKBOX**

**AgntNotes:** Call for lockbox combo 2ND Potential bedroom if a closet is added. [Click here to report Fncng:](#)  
 rules violation for this listing <---

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**Status:** Active (10/29/2008) Cat:SF **MLS#:** ☒ 20842090m  
**Type:** Detached **ListPrice:** \$189,000  
**County:** Monmouth **OrigPrice:** \$189,000  
**Muni:** MIDDLETOWN **ApxYrBlt:**  
**Postal:** 48 SHORELAND TER **ApxSqFt:** 0 SqFt  
**Address:** MIDDLETOWN, NJ 07748 **Rooms:** 5  
**Area/Sec:** N MIDDLETOWN **Bedrooms:** 2  
**Cmplx/Sub:** NONE **Baths:** 1/0  
**ParcelID:** 62-0000-27-0000 **Levels:** 1  
**LotSz/Acr:** 25X96/ **Bsmt:** N  
**ElemSch:** OCEAN **FP/#:** N/  
**MiddleSch:** THORNE **Garage:** N/O Car  
**HighSch:** MIDDLE NO **WF:** N  
**OthElem:** ST ANN **WV:** N  
**OthHigh:** MATER DEI **WtrTyp:**  
**Style:** Ranch **Handicap:** N:  
**Model:** **LsePurch:**  
**Zoning:** Resident **LnkdML#:** 20844717  
**Directions:** RT. 36 N. TO THOMPSON, L ON OCEAN, R SYCAMORE, L SHORELAND

Why pay rent when you can own? Adorable 2 Bdrm cottage. Open Flr Plan. Updated Kit opens to FR w/vault ceil & skylight, sliders to deck. Updated Bath. Hdwd flrs, new wndws, cntrl air, new insulation throughout, tankless hot wtr htr, attic space for storage, nice deck & newer shed. Relax & Enjoy your morning coffee on your sunny deck. MOTIVATED SELLER - PRESENT ALL OFFERS - QUICK CLOSING AVAIL!!!

<b>TaxYr:</b> 2007	<b>LandAsmt:</b> 41,100	<b>NewCnstr:</b>	<b>DeedRestr:</b>
<b>Taxes:</b> \$3,029	<b>ImprAsmt:</b> 38,500	<b>Farm:</b>	<b>N FarmAssd:</b> N
<b>SpecAsmt:</b> N	<b>TotAsmt:</b> 79,600	<b>AsmtStat:</b>	<b>Assessed</b>

<b>Assoc:</b> N	<b>MgmtType:</b>	<b>AssocMgmt:</b>	<b>MgmtPhone:</b>	<b>AppEscrowReq:</b>
<b>AssocFee:</b> \$0/	<b>FeeIncl:</b>		<b>CommonEle:</b>	

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	15x9	Kitchen	1	10x11	Family	1	15x10	#Lvl1Bths: 1
Bedrm:Master	1	12x11	Bedroom	1	11x9				#Lvl2Bths: 0
									#Lvl3Bths: 0

**Interior:** Attic, Skylight, Sliding D  
**Foy:** FLR-Wood  
**GR/FR:** FLR-W/WCarp, SlidingD, Try/Vlt/, Skylight  
**MBA:**  
**HVAC:** CentAir  
**Exterior:** Deck  
**Gar:** None  
**Lot:**  
**Siding:** Vinyl  
**Included:**  
**Excluded:**

**LR:** FLR-Wood  
**Kit:** Eat-In  
**Flr:** Wood, W/WCarp  
**Fuel:** NatGas  
**Park:** On Strt  
**Pool:** N:  
**WtSw:** Public Sewer, Public Water

**DR:**  
**MBR:**  
**Bsmt:** CrawlSpc  
**WatHt:** Nat Gas, Tankless  
**Roof:** Shingled  
**Bldg:** Storage

**LstOff:** (1345) KUBIS REALTY GROUP  
**LstAgt:** (2251) CAROLE KUBIS  
**CoOff:** ()  
**CoAgt:** ()  
**Comp:** SAC: N/A BAC: 2.5%-\$100 DDAC: N/A TBC: N/A

**Office:** (732) 957-0900  
 Office Ph (732) 957-0900  
 Cell 732-239-3788

**Own:** WITHELD  
**OwnPh:**  
**Discl:** Office  
**Owner:** Individual  
**Pssn:** AtClosing

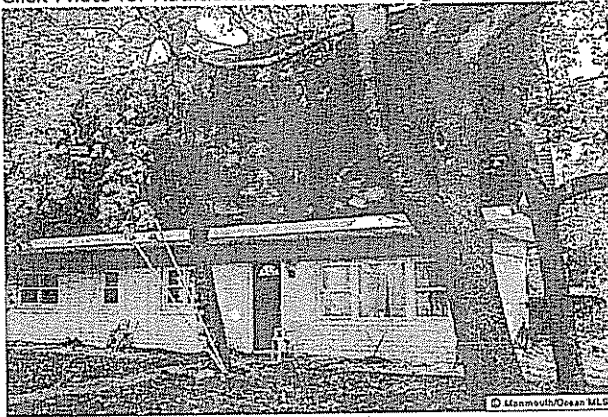
**Bonus:** Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y  
**Show:** CallLo, Appt Req, Lbx-comb, Sign: CALL L/O

**LD-EX:** 10/29/2008-N/A  
**DOM/CDOM:** 61/61

**AgntNotes:** Washer/dryer hook-up. Late afternoons are better for showing. RENT WITH OPTION IS ALSO AVAIL ...PLEASE SEE LISTING 20844717 --> Click here to report rules violation for this listing <---

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**Status:** Active (11/3/2008) **Cat:**SF **MLS#:** ☐ 20842776m  
**Type:** Detached **ListPrice:** \$189,999  
**County:** Monmouth **OrigPrice:** \$189,999  
**Muni:** MIDDLETOWN **ApXyrBlt:** 1966  
**Postal:** 54 THOMPSON AVE **ApXsqFt:** 2,750 SqFt  
**Address:** LEONARDO, NJ 07737 **Rooms:** 8  
**Area/Sec:** LEONARDO **Bedrooms:** 4  
**Cmplx/Sub:** MONMOUTH HILLS **Baths:** 1/0  
**ParcelID:** 00384--00017- **Levels:** 2  
**LotSz/Acr:** 58X100/ **Bsmt:** N  
**ElemSch:** **FP/#:** /  
**MiddleSch:** **Garage:** Y/1 Car  
**HighSch:** **WF:** N  
**OthElem:** **WV:** N  
**OthHigh:** **WtrTyp:** Bayside  
**Style:** AFrame **Handicap:** N  
**Model:** **LsePurch:**  
**Zoning:** Single F **LnkdML#:**  
**Directions:** RT. 36 TO THOMPSON ALL EXIT - 2 BLOCKS ON RIGHT

<b>TaxYr:</b>	2007	<b>LandAsmt:</b>	45,700	<b>NewCnstr:</b>	<b>DeedRestr:</b>	N
<b>Taxes:</b>	\$3,288	<b>ImprAsmt:</b>	40,700	<b>Farm:</b>	<b>FarmAssd:</b>	
<b>SpecAsmt:</b>	N	<b>TotAsmt:</b>	86,400	<b>AsmtStat:</b>	<b>ToBeAssd:</b>	

<b>Assoc:</b>	N	<b>MgmtType:</b>	NoManagement	<b>AssocMgmt:</b>	<b>MgmtPhone:</b>	<b>AppEscrowReq:</b>
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>	Garbage		<b>CommonEle:</b>	

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

**Interior:** Attic, Balcony, BeamdCe, French D, Loft**Foy:** FLR-Ceramic, FLR-Wood, FLR-W/WCarp**GR/FR:** FLR-Cer**MBA:****HVAC:** HwBb**Exterior:** Deck, Porch/en**Gar:** Attached**Lot:** Corner**Siding:** Vinyl, Brick**Included:** Dishwash, Refriger, Stove, Washer, Dryer, ACUnit, Ceil Fan**Excluded:****LR:** FLR-Ceramic**Kit:** CtrIsld, FLR-Cer**Flr:** Wood, W/WCarp, Ceramic**Fuel:** NatGas**Park:** Driveway, Stone/Gravel**Pool:** N:**WtSw:** Public Sewer, Public Water**DR:** FLR-Cer**MBR:** FLR-W/wCarp, Try/vlt/, Walk-in**Bsmt:** Slab**WatHt:** Nat Gas**Roof:** Shingled**Bldg:** Storage**LstOff:** (2201) J J ELEK GUARANTEE SALES**LstAg:** (25898) ROBERT HOLOWCHUK**CoOff:** ()**CoAg:** ()**Comp:** SAC: 0 BAC: 2.5-\$100 DDAC: 2.5-\$100 TBC: 2.5-\$100**Bonus:** **Agncy:** SA Typ: ER VRC: N LBox: N IDX: Y**Show:** CallLo, Appt Req:**AgntNotes:** TONS OF POTENTIAL, PRICED TO SELL. WOODWORK AND WOOD BEAM THROUGHOUT. LARGE MASTER BR WITH LOFT. LARGE CUSTOM A-FRAME. SOLD AS-IS. BANK APPROVAL NEEDED. ==

-&gt; Click here to report rules violation for this listing &lt;==

**Office:** (732) 634-9100  
 Cell 732-742-3543  
 Home 732-742-3543

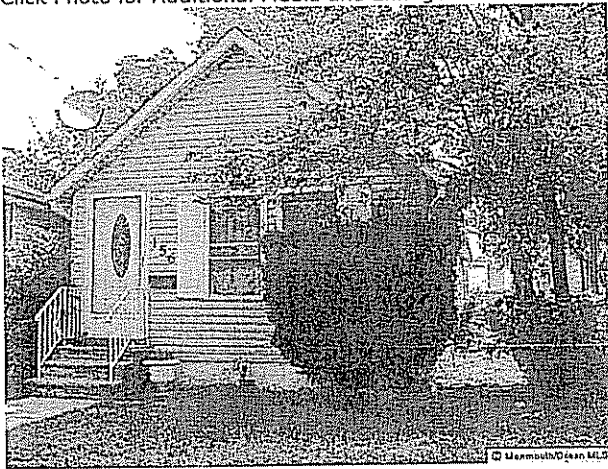
**Own:** LAURA TAYLOR  
**OwnPh:**  
**Discl:** None  
**Owner:** Individual  
**Pssn:** AtClosing

**LD-EX:** 11/3/2008-N/A  
**DOM/CDOM:** 56/56

**Fncng:** FHA, Convn

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(Click for Virtual Tour)

**Status:** Active (7/26/2008) **Cat:** SF **MLS#:** ☐ 20830152mv  
**Type:** Detached **ListPrice:** \$195,000  
**County:** Monmouth **OrigPrice:** \$209,000  
**Muni:** MIDDLETOWN **ApxYrBlt:** 1923  
**Postal:** 156 HUDSON AVE **ApxSqFt:** 0 SqFt  
**Address:** MIDDLETOWN, NJ 07748 **Rooms:** 4  
**Area/Sec:** N MIDDLETOWN **Bedrooms:** 2  
**Cmplx/Sub:** NONE **Baths:** 1/0  
**ParcelID:** 107--22- **Levels:** 1  
**LotSz/Acr:** 25X100/0.057 **Bsmt:** N  
**ElemSch:** OCEAN **FP/#:** N/O  
**MiddleSch:** THORNE **Garage:** N/O Car  
**HighSch:** MIDDLE NO **WF:** N  
**OthElem:** ST ANN **WV:** N  
**OthHigh:** MATER DEI **WtrTyp:**  
**Style:** Ranch **Handicap:** N  
**Model:** **LsePurch:**  
**Zoning:** Resident **LnkdML#:**  
**Directions:** Hwy.36 to thompson cross 36, continue straight and left on Hudson

This home has been rebuilt from above the foundation, up. Everything old is new again. Ranch style home offers open floor plan, recessed lighting, ceramic tiled & pergo floors, carpet, roof, siding, furnace, central air, bathroom, kitchen and windows all 5 years old. Nothing to do but unpack and move right in. Owners can accommodate a quick closing. Short sale, subject to bank approval

<b>TaxYr:</b>	2008	<b>LandAsmt:</b>	41,300	<b>NewCnstr:</b>	Y	<b>DeedRestr:</b>	N
<b>Taxes:</b>	\$2,964	<b>ImprAsmt:</b>	36,600	<b>Farm:</b>	N	<b>FarmAssd:</b>	N
<b>SpecAsmt:</b>	N	<b>TotAsmt:</b>	77,900	<b>AsmtStat:</b>	Assessed		

<b>Assoc:</b>	N	<b>MgmtType:</b>		<b>AssocMgmt:</b>		<b>MgmtPhone:</b>		<b>AppEscrowReq:</b>
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>				<b>CommonEle:</b>		

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	13x11	Kitchen	1	10x10	Bedrm: Master	1	12x10	0
Bedroom	1	12x10	Laundry	1	10x09				1
									0
									0

<b>Interior:</b>	Attic, RecLite, Ceilings 9FT+1st Flr	<b>LR:</b>	FLR-W/WCarp, FLR-Ceramic	<b>DR:</b>	
<b>Foy:</b>		<b>Kit:</b>	Eat-in	<b>MBR:</b>	Fullbath
<b>GR/FR:</b>		<b>Flr:</b>	Ceramic, Other, Laminate	<b>Bsmt:</b>	CrawlSpC
<b>MBA:</b>		<b>Fuel:</b>	NatGas	<b>WatHt:</b>	Nat Gas
<b>HVAC:</b>	CentAir, FrdHotAir	<b>Park:</b>	On Strt, None	<b>Roof:</b>	Shingled
<b>Exterior:</b>	StormWn, Deck, Porch/op, StrmDrs, Outdr Lghting, Fence	<b>Pool:</b>	N:	<b>Bldg:</b>	
<b>Gar:</b>		<b>WtSw:</b>	Public Sewer, Public Water		
<b>Lot:</b>					
<b>Siding:</b>	Vinyl				
<b>Included:</b>					
<b>Excluded:</b>					

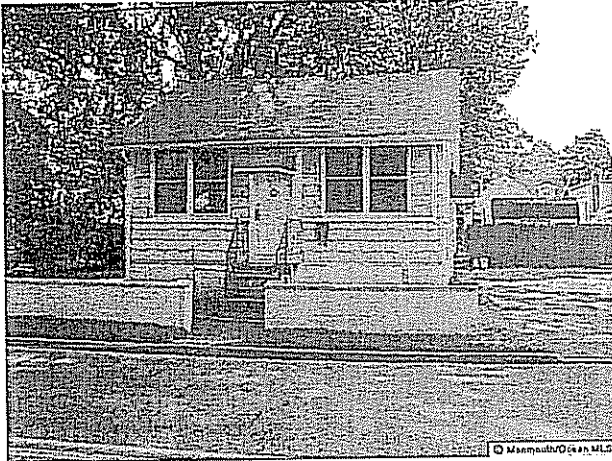
<b>LstOff:</b>	(644) ERA/ ADVANTAGE REALTY	<b>Office:</b>	(732) 264-3456	<b>Own:</b>	FAUZI RASHID
<b>LstAgt:</b>	(3036) MARY ANN PERAGALLO	<b>Direct:</b>	732-904-3587	<b>OwnPh:</b>	732-471-1182
<b>CoOff:</b>	()	<b>Home:</b>	732-497-5109	<b>Discl:</b>	Office
<b>CoAgt:</b>	()	<b>Fax:</b>	732-888-8466	<b>Owner:</b>	Individual
<b>Comp:</b>	SAC: 2.5-100 BAC: 2.5-100 DDAC: 5 TBC: 2.5-100	<b>Office Ph:</b>	(732) 264-3456	<b>Pssn:</b>	AtClosing
<b>Bonus:</b>	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			<b>LD-EX:</b>	7/26/2008-N/A
<b>Show:</b>	CallOwn, Nego/lb, Lbx-monm, Sign: CALL OWNER			<b>DOM/CDOM:</b>	156/156
	THEN USE LOCK BOX				

**AgntNotes:** Make all offers known. Beautiful condition home. Newer than new. Call agent at 732-904-3587 with further questions. Short sale subject to bank approval —> [Click here to report rules violation for this listing](#) <—

**Fncng:** FHA, VA, Convnl

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**Status:** Active (9/3/2008) **Cat:**SF **MLS#:** ☐ 20834720m  
**Type:** Detached **ListPrice:** \$199,900  
**County:** Monmouth **OrigPrice:** \$199,900  
**Muni:** MIDDLETOWN **ApxYrBlt:** 1930  
**Postal:** 209 BRAY AVE **ApxSqFt:** 0 SqFt  
**Address:** MIDDLETOWN, NJ 07748 **Rooms:** 5  
**Area/Sec:** MIDDLETOWN **Bedrooms:** 2  
**Cmplx/Sub:** NONE **Baths:** 1/0  
**ParcelID:** 00112-0000-00007- **Levels:** 1  
**LotSz/Acr:** 50X100/ **Bsmt:** N  
**ElemSch:** OCEAN **FP/#:** N/  
**MiddleSch:** THORNE **Garage:** N/O Car  
**HighSch:** MIDDLE NO **WF:** N  
**OthElem:** HOLY FAMILY **WV:** N  
**OthHigh:** MATER DEI **WtrTyp:**  
**Style:** Cot/Bng **Handicap:** N:  
**Model:** **LsePurch:**  
**Zoning:** Neighbor, Resident, Single F **LnkdML#:**  
**Directions:** 36 to Thompson Ave. (R) right Bray or Main St. first (L) after 36 on Bray (behind Drug Fair)

HOME QUALIFIES FOR THE "SMART START HOMEOWNERSHIP PROGRAM" IF YOU QUALIFY, BUYER CAN RECEIVE A STATE OF NJ HMFA GRANT UP TO 4% OF THE BORROWED MORTGAGE AMT TO USE TOWARD DP OR CLOSING COSTS. PERFECT STARTER OR INVESTMENT OPPORTUNITY. OWNERS WILL EITHER INSTALL FHA HEATING SYSTEM OR ALLOW A CREDIT FOR \$6,400. HOME IS BEING SOLD "AS IS". GAS, ELECTRIC, WATER & SEWER IN HOME. WOOD SHED ON PROPERTY, CURB CUT OUT NEEDED FOR DRIVEWAY AND GARAGE. C.O. RESPONSIBLE OF BUYER.

<b>TaxYr:</b>	2007	<b>LandAsmt:</b>	47,500	<b>NewCnstr:</b>		<b>DeedRestr:</b>	
<b>Taxes:</b>	\$2,629	<b>ImprAsmt:</b>	21,600	<b>Farm:</b>	N	<b>FarmAssd:</b>	N
<b>SpecAsmt:</b>		<b>TotAsmt:</b>	69,100	<b>AsmtStat:</b>		<b>Assessed</b>	

<b>Assoc:</b>	N	<b>MgmtType:</b>		<b>AssocMgmt:</b>		<b>MgmtPhone:</b>		<b>AppEscrowReq:</b>	
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>				<b>CommonEle:</b>			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Living	1	7x20	Dining	1	10x11	Bedroom	1	8x10	#Lvl1Bths: 1
Bedroom	1	8x10	Kitchen	1	6x10				#Lvl2Bths:
									#Lvl3Bths:

**Interior:**

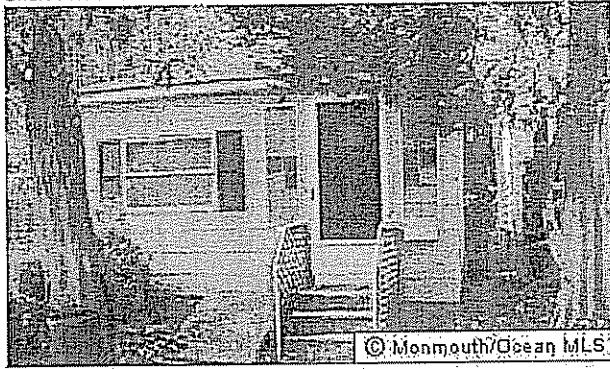
<b>Foy:</b>		<b>LR:</b>	BeamdCe	<b>DR:</b>	
<b>GR/FR:</b>		<b>Kit:</b>		<b>MBR:</b>	
<b>MBA:</b>	Showers	<b>Flr:</b>	Linolm/v	<b>Bsmt:</b>	CrawlSpc
<b>HVAC:</b>	None	<b>Fuel:</b>	Other, None	<b>WatHt:</b>	Nat Gas
<b>Exterior:</b>	Thermal, Porch/en, Fence	<b>Park:</b>	On Strt, Othr/See Rmrks	<b>Roof:</b>	Shingled, Sloping
<b>Gar:</b>		<b>Pool:</b>	N:	<b>Bldg:</b>	
<b>Lot:</b>	Level	<b>WtSw:</b>	Public Sewer, Public Water		
<b>Siding:</b>	Vinyl				

**Included:****Excluded:**

<b>LstOff:</b>	(421) PRUDENTIAL NEW JERSEY PROPERTIES, RB	<b>Office:</b>	(732) 576-1616	<b>Own:</b>	ALICE & WILLIAM CHELOS
<b>LstAgt:</b>	(16057) KENNETH HEGEL	<b>Cell:</b>	732-539-9749	<b>OwnPh:</b>	VACANT
<b>CoOff:</b>	()	<b>Direct:</b>	(732) 576-1616 x112	<b>Discl:</b>	None
<b>CoAgt:</b>	()			<b>Owner:</b>	Individual
<b>Comp:</b>	SAC: 0 BAC: 2.0-\$30 DDAC: 2.-\$30 TBC: 0			<b>Pssn:</b>	AtClosing
<b>Bonus:</b>	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			<b>LD-EX:</b>	9/3/2008-N/A
<b>Show:</b>	CallLo, Vacant, Lbx-monm, Sign: JUST GO-PLEASE PARK IN STREET			<b>DOM/CDOM:</b>	117/117
<b>AgntNotes:</b>	THE DRIVEWAY TO THE RIGHT OF MY LISTING BELONGS TO THE NEXT DOOR NEIGHBORS THANKYOU FOR NOT PARKING THERE. AGENTS PLEASE MAKE ALL OFFERS KNOWN...THANKYOU NOTE: "ALL-PHASE HEATING & COOLING" PROVIDED AN ESTIMATE OF \$6,400 TO INSTALL FHA HEATING SYSTEM PRIOR TO CLOSING OR OWNERS WILL PROVIDE CREDIT AT CLOSING. —> Click here to report rules violation for this listing <—				

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**Status:** Active (8/1/2008) **Cat:**SF **MLS#:** ☐ 20831104m  
**Type:** Detached **ListPrice:** \$200,000  
**County:** Monmouth **OrigPrice:** \$200,000  
**Muni:** MIDDLETOWN **ApXyrBl:** 1926  
**Postal:** 13 CHAMONE AVE **ApXsqFt:** 672 SqFt  
**Address:** LEONARDO, NJ 07737 **Rooms:** 4  
**Area/Sec:** LEONARDO **Bedrooms:** 1  
**Cmplx/Sub:** NONE **Baths:** 1/0  
**ParcelID:** 00410--00010- **Levels:** 1  
**LotSz/Acr:** 20X70/ **Bsmt:** Y  
**ElemSch:** LEONARDO **FP/#:** /  
**MiddleSch:** BAYSHORE **Garage:** N/0 Car  
**HighSch:** MIDDLE SO **WF:** N  
**OthElem:** ST MARYS **WV:** N  
**OthHigh:** MATER DEI **WtrTyp:**  
**Style:** Ranch **Handicap:** N:  
**Model:** **LsePurch:**  
**Zoning:** Single F **LnkdML#:**  
**Directions:** Hwy 36 to Leonard Ave to Rt on Hamilton to Lt on Chamone

Why rent when you can own your own home? This adorable cottage is close to mass transportation, beaches and the marina. It also boasts a great school system! Come see it today!

<b>TaxYr:</b>	2007	<b>LandAsmt:</b>	38,200	<b>NewCnstr:</b>	<b>DeedRestr:</b>
<b>Taxes:</b>	\$2,823	<b>ImprAsmt:</b>	36,000	<b>Farm:</b>	<b>FarmAssd:</b>
<b>SpecAsmt:</b>		<b>TotAsmt:</b>	74,200	<b>AsmtStat:</b>	Assessed

<b>Assoc:</b>	N	<b>MgmtType:</b>	<b>AssocMgmt:</b>	<b>MgmtPhone:</b>	<b>AppEscrowReq:</b>
<b>AssocFee:</b>	\$0/	<b>FeeIncl:</b>		<b>CommonEle:</b>	

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Living	1	16x12	Kitchen	1	12x7	Bedrm:Master	1	13x8	<u>#Lvl1Bths:</u>
Other	1	16x8							<u>#Lvl2Bths:</u>
									<u>#Lvl3Bths:</u>

<b>Interior:</b>	Attic	<b>LR:</b>		<b>DR:</b>	FLR-W/WCarpet
<b>Foy:</b>		<b>Kit:</b>	Eat-In	<b>MBR:</b>	FLR-W/wCarp
<b>GR/FR:</b>		<b>Flr:</b>	W/WCarp	<b>Bsmt:</b>	Partial
<b>MBA:</b>		<b>Fuel:</b>	NatGas	<b>WatHt:</b>	Nat Gas
<b>HVAC:</b>	FrcdHotAir				
<b>Exterior:</b>	StormWn			<b>Roof:</b>	Shingled
<b>Gar:</b>		<b>Park:</b>	On Strt	<b>Bldg:</b>	
<b>Lot:</b>		<b>Pool:</b>	N:		
<b>Siding:</b>	Shingle	<b>WtSw:</b>	Public Sewer, Public Water		
<b>Included:</b>					
<b>Excluded:</b>	TENANTS PROPERTY				

<b>LstOff:</b>	(172) WEICHERT REALTORS-MIDDLETOWN	<b>Office:</b>	(732) 671-8000	<b>Own:</b>	TROY BURBANK & ANDREW BANE
<b>LstAgt:</b>	(29158) KELLY KARABAN-IANNONE	<b>Cell:</b>	732-804-8844	<b>OwnPh:</b>	
<b>CoOff:</b>	()	<b>Office Ph:</b>	(732) 671-8000	<b>Discl:</b>	None
<b>CoAgt:</b>	()	<b>Fax:</b>	(866) 311-7208	<b>Owner:</b>	Individual
<b>Comp:</b>	SAC: 2.5 BAC: 2.5-50 DDAC: 2.5-50 TBC: 2.5-50			<b>Pssn:</b>	
<b>Bonus:</b>	Agncy: SA Typ: ER VRC: N LBox: N IDX: Y			<b>LD-EX:</b>	8/1/2008-N/A
<b>Show:</b>	Appt Req:			<b>DOM/CDOM:</b>	150/150
<b>AgntNotes:</b>	Please call listing agent to show. Kelly 732-804-8844 Property sold AS Fncng:				
IS. Located at 119 Chamone (both numbers are listed on tax records) Owner is putting in all new windows!! --> Click here to report rules violation for this listing <---					

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## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

(Submit separate checklist for each site or project)

---

### **General Description**

Municipality/County: Middletown Township, Monmouth County

Project or Program Name: Housing and United Services

Date facility will be constructed or placed into service: 2011

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 8 Age-restricted affordable bedrooms: 0

For permanent supportive housing:

Affordable units proposed: 0 Age-restricted affordable units: 0

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 8

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17: 0

Date development approvals granted: \_\_\_\_\_

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### **Information and Documentation Required with Petition or in Accordance with an**

#### **Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.

☐ No. Continue with this checklist.

- ☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition	1/1/2010	1/1/2010	1/1/2010
RFP Process	-	-	-

Developer Selection	1/1/2011	1/1/2011	1/1/2011
Executed Agreement with provider, sponsor or developer	1/1/2011	1/1/2011	1/1/2011
Development Approvals	1/1/2012	1/1/2012	1/1/2012
Contractor Selection	1/1/2013	1/1/2013	1/1/2013
Building Permits	1/1/2013	1/1/2013	1/1/2013
Construction	1/1/2013	1/1/2014	1/1/2014
Occupancy	1/1/2014	1/1/2015	1/1/2015

### Supportive/Special Needs Narrative Section

Supportive Housing for blind adults will be provided. Two detached units are anticipated, each with four bedrooms. It is projected that the facility will be constructed on land currently owned by the Township. A MOU will be secured between Housing & United services, Allied, Inc. and the Township.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

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(Submit separate checklist for each site or project)

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### **General Description**

Municipality/County: Middletown Township, Monmouth County

Project or Program Name: Coe Property

Date facility will be constructed or placed into service: 2011

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 10 Age-restricted affordable bedrooms: 0

For permanent supportive housing:

Affordable units proposed: 0 Age-restricted affordable units: 0

#### **Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 3

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

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### **Information and Documentation Required with Petition or in Accordance with an**

#### **Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.

☐ No. Continue with this checklist.

- ) ☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

---

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition	1/1/2010	1/1/2010	1/1/2010
RFP Process	-	-	-

Developer Selection	1/1/2011	1/1/2011	1/1/2011
Executed Agreement with provider, sponsor or developer	1/1/2011	1/1/2011	1/1/2011
Development Approvals	1/1/2012	1/1/2012	1/1/2012
Contractor Selection	1/1/2013	1/1/2013	1/1/2013
Building Permits	1/1/2013	1/1/2013	1/1/2013
Construction	1/1/2013	1/1/2014	1/1/2014
Occupancy	1/1/2014	1/1/2015	1/1/2015

### Supportive/Special Needs Narrative Section

A ten bedroom supportive housing facility is proposed.

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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## OTHER INNOVATIVE APPROACHES (N.J.A.C. 5:97-6.15)

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(Submit separate checklist for each proposal)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Project or Program Name: Mogas

Affordable Units Proposed: 12

Family Rentals: 12

Low-Income: 6

Moderate-Income: 6

Age-Restricted Rentals: 0

Low-Income: 0

Moderate-Income: 0

Family For-Sale: 0

Low-Income: 0

Moderate-Income: 0

Age-Restricted For-Sale:       

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 17,000

For each moderate-income unit: \$ 23,000

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

Compliance Bonus as per N.J.A.C. 5:97-3.17: 0

Date zoning adopted:        Date development approvals granted:       

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 0

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### **Required Information and Documentation**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)

**A general description of the site, including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Subject property total acreage
- ☒ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☒ Description of surrounding land uses
- ☒ Street access
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**If applicable, a description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☒ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Construction schedule or timetable for each step in the development process
- ☐ Demonstration that units comply with N.J.A.C. 5:97-9 and UHAC
- ☐ All other documentation required for the proposed mechanism on the applicable checklist. For example, if the project will undergo rehabilitation, the municipality must submit all documentation listed on the "Rehabilitation Program" checklist.

### **Other Innovative Approaches Narrative Section**

Address: 880-882 Highway 36, Leonardo

Acres: 2

Residential Over Commercial Program

Density: 6 units per acre

Current Zoning: Business (B-2)- Zoning to be changed to accommodate housing

Surrounding land uses: Academy Bus Site, Retail and Residential

Street access: Provided via Highway 36

Funding Sources: Affordable Housing Trust and Private Capital

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**OTHER INNOVATIVE APPROACHES (N.J.A.C. 5:97-6.15)**

(Submit separate checklist for each proposal)

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**General Description**

Municipality/County: Middletown Township, Monmouth County

Project or Program Name: Rosen Investments

Affordable Units Proposed: 8

Family Rentals: 8

Low-Income: 4

Moderate-Income: 4

Age-Restricted Rentals: 0

Low-Income: 0

Moderate-Income: 0

Family For-Sale: 0

Low-Income: 0

Moderate-Income: 0

Age-Restricted For-Sale:       

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 17,000

For each moderate-income unit: \$ 23,000

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

Compliance Bonus as per N.J.A.C. 5:97-3.17: 0

Date zoning adopted:        Date development approvals granted:       

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 0

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### **Required Information and Documentation**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)

**A general description of the site, including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Subject property total acreage
- ☒ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☒ Description of surrounding land uses
- ☒ Street access
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**If applicable, a description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☒ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Construction schedule or timetable for each step in the development process
- ☐ Demonstration that units comply with N.J.A.C. 5:97-9 and UHAC
- ☐ All other documentation required for the proposed mechanism on the applicable checklist. For example, if the project will undergo rehabilitation, the municipality must submit all documentation listed on the "Rehabilitation Program" checklist.

### **Other Innovative Approaches Narrative Section**

Address: 18 Leonardville Road

Acres: 1

Residential Over Commercial Program

Density: 6 units per acre

Current Zoning: Business (Residence-Office)- Zoning to be changed to accommodate housing

Surrounding land uses: Offices and a Place of Worship

Street access: Provided via Leonardville Road

Funding Sources: Affordable Housing Trust and Private Capital

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## OTHER INNOVATIVE APPROACHES (N.J.A.C. 5:97-6.15)

(Submit separate checklist for each proposal)

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### General Description

Municipality/County: Middletown Township, Monmouth County

Project or Program Name: 190 Main St., LLC (Whirl)

Affordable Units Proposed: 2

Family Rentals: 2

Low-Income: 1

Moderate-Income: 1

Age-Restricted Rentals: 0

Low-Income: 0

Moderate-Income: 0

Family For-Sale: 0

Low-Income: 0

Moderate-Income: 0

Age-Restricted For-Sale:       

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 17,000

For each moderate-income unit: \$ 23,000

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 0

Compliance Bonus as per N.J.A.C. 5:97-3.17: 0

Date zoning adopted:        Date development approvals granted:       

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 0

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### **Required Information and Documentation**

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)

**A general description of the site, including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Subject property total acreage
- ☒ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☒ Description of surrounding land uses
- ☒ Street access
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**If applicable, a description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☒ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Construction schedule or timetable for each step in the development process
- ☐ Demonstration that units comply with N.J.A.C. 5:97-9 and UHAC
- ☐ All other documentation required for the proposed mechanism on the applicable checklist. For example, if the project will undergo rehabilitation, the municipality must submit all documentation listed on the "Rehabilitation Program" checklist.

### **Other Innovative Approaches Narrative Section**

Address: 190 Main Street, Port Monmouth

Acres: 0.6

Residential Over Commercial Program

Density: 4 units per acre

Current Zoning: Business (B-1)- Zoning to be changed to accommodate housing

Surrounding land uses: Retail businesses, a residence and the Henry Hudson bikepath

Street access: Provided via Main Street

Funding Sources: Affordable Housing Trust and Private Capital

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.